

SANJAY M. JAIN

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ADVOCATE

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FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA
Mumbai,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property bearing Survey No. 52/7B and Survey No.52/9 situated at Village Undri, Taluka Haveli, Dist. Pune, (hereinafter referred as the “SAID PROPERTY”)

I have investigated the title of the said Property on the request of **Ms Swamiraj Creators** (said Firm) of S. No. 58, Gokul Nagar, Kondhawa Bk., Pune 411048 and following documents i.e.:-

1) Description of the property.

All that piece of Land or ground admeasuring in the aggregate 00 Hectare 31 Ares, i.e. 3100 sq. mtrs., comprised of contiguous block of land bearing (i) Survey No. 52/7B area admeasuring 00 Hectare 20 Ares i.e. 2000 sq. mtrs. and (ii) Survey No.52/9 area admeasuring 00 Hectare 11 Ares i.e. 1100 sq. mtrs. situated at Village Undri, Taluka Haveli, Dist. Pune within the registration District Pune, Sub-Registration District Haveli, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation Pune and which is collectively bounded as follows:-



- On or towards east - By remaining area of S. No. 52 owned by M/s. Phinix Developers.
- On or towards south - By remaining area of S. No. 52 owned by Mr. Abnave
- On or towards west - By remaining area of S. No. 52 owned by Mr. Kanade and Road
- On or towards north - By remaining area of S. No. 52 owned by Little Heart Co-op. Housing Soc. Ltd.

Hereinafter for the sake of brevity and convenience aforesaid properties collectively referred to or called as **"THE SAID PROPERTY"**.

2) The documents of allotment of Property.

- a) 7/12 extract for Survey No. 52/7B and Survey No. 52/9 situated at Village Undri, Taluka Haveli, Dist. Pune from 1971 to 2022 issued by the Talathi Undri, and Tahasildar Haveli, Pune
- b) Sale deed dated 21st October 2013 aforesaid Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, Subhash Shivram Dangmali, Sunil Shivram Dangmali, Kamal Shivram Dangmali, Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali and Rajendra Maruti Dangmali and their respective family members in favour of the M/s. Phinix Developers, a registered partnership firm registered under the Indian Partnership Act 1932, represented by its partners Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Megharaj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailas Maruti Pokale.



- c) Sale deed dated 28 May 2018 aforesaid M/s. Phinix Developers through partner Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Megharaj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailas Maruti Pokale in favour of the M/S SWAMIRAJ CREATORS, represented through its authorized partner Mr. Dnyaneshwar Dattatray Sarode.
- d) Mutation Entry No. 3037, 5299, 6731, 6973, 8298, 9399, 9670, 10180, 10181, 10817, 11022, 11845, 11957.

3) 7/12 extract issued by Talathi Undri, Pune as mentioned in 2a) clause written herein above.

4) My Search for 1992 to 2022.

5) Commencement certificate no. CC/4039/21 dated 25/03/2022.

6) Concern Letter dated 26/05/2022 issued by Tahasildar Haveli Pune

7) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Ms Swamiraj Creators** is clear, marketable and free from encumbrances.

8) **Owners of the land**

Ms Swamiraj Creators is the Owner and Developer of the said Property.

7) **Qualifying comments/remarks if any**

The said property is situated within the limits of Pune Municipal Corporation Pune and as per the sanctioned development plan applicable to the Pune Municipal Corporation the said property is shown within Residential Zone.



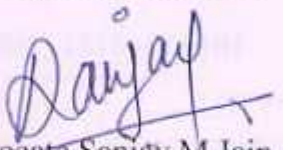
That the buildings layout on the said property is approved by the Pune Municipal Corporation Pune, vide commencement certificate no. CC/4039/21 dated 25/03/2022. The said Ms Swamiraj Creators has to obtain non- agricultural permission from Collector Revenue Branch, Pune and/or concern competent authority.

The report reflecting the flow of the title of the **MS SWAMIRAJ CREATORS** on the said property is enclosed herewith as annexure.

Encl : Annexure.

Date: 13.06.2022




Advocate Sanjay M Jain.
(Stamp)



SANJAY M. JAIN

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract for Survey No. 52/7B and Survey No.52/9 situated at Village Undri, Taluka Haveli, Dist. Pune from 1990 to 2022 issued by the Talathi Undri, Tahasildar Haveli Pune.

2) Flow of Title-

SURVEY NO.52/7B

- (a) It appears from the records that this survey no. 52/7B situate at Village Undri of Taluka Havel, District of Pune was originally known as Survey No. 85/7B which was totally admeasuring about 00 Hectares 20 Ares and was owned by Sarjerao Damu Jadhav and he had purchased the said land bearing Survey No. 85/7B from Shri Antu Sahadu Kanade by duly executed Deed of Sale dated 25/07/1952, registered in the office of the Jt.Sub.Registrar, Haveli No. 1, at Serial No. 1134/1952 and accordingly name of the said Sarjerao Damu Jadhav was recorded on the revenue records as is also witnessed by mutation entry No. 936 dated 09/09/1952 carried to the record of rights thereof.
- (b) It appears from the sale deed 20/12/2013 name of Sarjerao Damu Jadhav is recorded being occupier and owner and possessor of the said Land Survey No.52/7B of Village Undri, Pune by deleting



the name of Pratapmal Shejmal Marwadi. It further appears from the sale deed 20/12/2013 that name of the said tenant i.e. Shripati Gajaba Kad and Jagganath Shripati Kad was deleted from the revenue records of the said Land Survey No.52/7B of Village Undri, Pune.

- (c) It further appears from the mutation entry No. 6731 of Village Undri, Pune, that said Sarjerao Damu Jadhav expired on 28/04/1967 leaving behind his wife Smt. Sugandhabai Sarjerao Jadhav and sons Sopan Sarjerao Jadhav, Namdeo Sarjerao Jadhav, Balu Sarjerao Jadhav, Mahadeo Sarjerao Jadhav and married daughter Janabai Vitthal Pawar as his only legal heir and accordingly names of the said Smt. Sugandhabai Sarjerao Jadhav, Sopan Sarjerao Jadhav, Namdeo Sarjerao Jadhav, Balu Sarjerao Jadhav, Mahadeo Sarjerao Jadhav and Janabai Vitthal Pawar were recorded on the said land bearing Survey No.52/7B for the deceased share of Village Undri, Pune as the owner and possessor by deleting the name of the deceased Sarjerao Damu Jadhav from the said Survey No.52/7B of Village Undri, Pune. It is noted that name of said Sarjerao Damu Jadhav is deleted from the other right column of the said Survey No.52/7B vide Mutation Entry No. 11957 of Village Undri, Pune.

- (d) It further appears from the sale deed dated 20/12/2013, said Smt. Sugandhabai Sarjerao Jadhav expired on 12/12/2008 leaving behind her Sopan Sarjerao Jadhav, Namdeo Sarjerao Jadhav, Balu Sarjerao Jadhav since deceased (expired on 21/09/2004) through



his legal heirs wife Smt. Anjanabai Balasaheb Jadhav and son Santosh Balu Jadhav and daughter Pooja Balu Jadhav, Mahadeo Sarjerao Jadhav and married daughter Janabai Vitthal Pawar as her only legal heir and their names are already on the revenue records of the said land bearing Survey No.52/7B and therefore, her name is deleted from the said Survey No.52/7B of Village Undri, Pune.

- (e) In manner described herein above said Sopan Sarjerao Jadhav, Namdeo Sarjerao Jadhav, Smt. Anjanabai Balasaheb Jadhav, Santosh Balu Jadhav, Pooja Balu Jadhav, Mahadeo Sarjerao Jadhav and Janabai Vitthal Pawar, (Hereinafter for sake of brevity referred to as **"THE ERSTWHILE OWNERS"**) had acquired ownership rights in the respective properties out of the said land Survey No.52/7B of Village Undri, Pune.
- (f) It appears that by Sale deed dated 20th December 2013 with the written consent of the Kad Family members all the aforesaid erstwhile owners Sopan Sarjerao Jadhav, Namdeo Sarjerao Jadhav, Smt. Anjanabai Balasaheb Jadhav, Santosh Balu Jadhav, Pooja Balu Jadhav, Mahadeo Sarjerao Jadhav and Janabai Vitthal Pawar and their respective family members had sold conveyed all that property Survey No.52/7B area admeasuring about 00 Hectare 20 Ares i.e. 2000 sq. mtrs. situated at Village Undri, Pune within the registration District Pune, Sub-Registration District Haveli, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation Pune to and in favour of M/s. Phinix



Developers, a registered partnership firm registered under the Indian Partnership Act 1932, represented by its partners Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Megharaj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailas Maruti Pokale and which Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 12 at Serial No. 9947/2013 on 26/12/2013 and accordingly their names are recorded in the revenue record of the said Land as an owners and possessor of the said Land Survey No.52/7B of Village Undri, Pune vide Mutation Entry No. 10180 dated 24/01/2014.

SURVEY NO.52/9

- (g) It appears from the records that this survey no. 52/9 situate at Village Undri of Taluka Havel, District of Pune was originally known as Survey No. 85/9 which was totally admeasuring about 00 Hectares 11 Ares and was owned by Mhasku Sadhu Dangmali, Laxman Mhasku Dangmali, Shivram Mhasku Dangmali, Maruti Mhasku Dangmali, Ramchandra Mhasku Dangmali, Vitthal Masku Dangmali and Pandurang Masku Dangmali and they have purchased the said land bearing Survey No. 85/9 from Parvatibai Vishwanath Rukari with the consent of all other family members by duly executed Deed of Sale dated 19/02/1979, registered in the office of the Jt.Sub.Registrar, Haveli No. 1, at Serial No. 518/1971 on 19/02/1971, the name of the said purchasers were recorded on the revenue records as is also witnessed by mutation



entry No. 3037 dated 15/04/1984 carried to the record of rights thereof.

- (h) It further appears from the mutation entry No. 6973 of Village Undri, Pune, that said Laxman Mhasku Dangmali expired on 28/12/2002 leaving behind his sons Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali as his only legal heir and accordingly names of the said Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali are recorded on the said land bearing Survey No.52/9 for the deceased share of Village Undri, Pune as the owner and possessor for the deceased share in the said Survey No.52/9 of Village Undri, Pune.
- (i) It further appears from the mutation entry No. 5299 of Village Undri, Pune, that said Shivram Mhasku Dangmali expired on 28/08/1995 leaving behind his wife Kamal Shivram Dangmali and two sons Subhash Shivram Dangmali and Sunil Shivram Dangmali as his only legal heir and accordingly names of the said Kamal Shivram Dangmali and Subhash Shivram Dangmali and Sunil Shivram Dangmali are recorded on the said land bearing Survey No.52/9 for the deceased share of Village Undri, Pune as the owner and possessor for the deceased share in the said Survey No.52/9 of Village Undri, Pune.
- (j) It further appears from the mutation entry No. 8298 of Village Undri, Pune, that said Maruti Mhasku Dangmali expired on



22/11/2006 leaving behind his wife Smt Anjana Maruti Dangmali and son Rajendra Maruti Dangmali as his only legal heir and accordingly names of the said Smt Anjana Maruti Dangmali and son Rajendra Maruti Dangmali are recorded on the said land bearing Survey No.52/9 for the deceased share of Village Undri, Pune as the owner and possessor for the deceased share in the said Survey No.52/9 of Village Undri, Pune.

- (k) It further appears from the mutation entry No. 9399 of Village Undri, Pune, that said Mhasku Sadba Dangmali expired on 03/10/1988 leaving behind grandson Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali legal heirs of Late Laxman Mhasku Dangmali (expired on 28/12/2002) and late Laxmibai Laxman Mhasku Dangmali i.e. wife of Laxman (expired on 08/10/1989), and Kamal Shivram Dangmali, Subhash Shivram Dangmali, Sunil Shivram Dangmali and Sangita Shivaji Jadhav legal heirs of Late Shivram Mhasku Dangmali (expired on 28/08/1995) and Smt Anjana Maruti Dangmali and Rajendra Maruti Dangmali and married granddaughters Shobha Dattatray Nale and Sunita Mahdev Shinde legal heirs of Late Maruti Mhasku Dangmali (expired on 22/11/2006), and Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, and married daughters Gangumati Bhagwan Hingne and Pushpa Janardhan Hole as his only legal heir and accordingly names of respective legal heirs are recorded on the said land bearing Survey No.52/9 for the deceased share of Village Undri, Pune as the owner and possessor by deleting the



name of the deceased Mhasku Sadba Dangmali from the said Survey No.52/9 of Village Undri, Pune.

- (l) It further appears from the records that, said Smt Anjana Maruti Dangmali died on 14/11/2012, and prior to her death she had executed her last will and testament on 21/03/2010, and by her last will and testament she had bequeathed her defined undivided share in the said land Survey No.52/9 of Village Undri, Pune in favour of her son viz. Rajendra Maruti Dangmali; However, copy of the said WILL is not available for my perusal.
- (m) It further appears from the records that, Yogita Nilesh Saykar, Chaitrali Ashok Dangmali, Rashmi Bhagwan Dangmali, Sangita Shivaji Jadhav, Shobha Dattatray Nale Sunita Mahadev Shinde, Vidya Rahul Sable, Meena Pundalik Saykar, Gangumati Bhagwan Hingane and Pushpa Janardhan Hole have relinquished, released all their rights in favour of the Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali, Subhash Shivram Dangmali, Sunil Shivram Dangmali, Rajendra Maruti Dangmali, Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, Kamal Shivram Dangmali and Anjana Maruti Dangmali by release deed dated 14/03/2011 which is duly registered in the office of sub registrar Haveli No. 12 at serial No. 2595/2011 and as is also witnessed by mutation entry No. 9670 dated 13/03/2012 carried to the record of rights thereof.



- (n) In manner described herein above said Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, Subhash Shivram Dangmali, Sunil Shivram Dangmali, Kamal Shivram Dangmali, Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali and Rajendra Maruti Dangmali, (Hereinafter for sake of brevity referred to as "**THE ERSTWHILE OWNERS**") had acquired ownership rights in the respective properties out of the said land Survey No.52/9 of Village Undri, Pune.
- (o) It appears that by Sale deed dated 21st October 2013 aforesaid Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, Subhash Shivram Dangmali, Sunil Shivram Dangmali, Kamal Shivram Dangmali, Ashok Laxman Dangmali, Bhagwan Laxman Dangmali, Anil Laxman Dangmali and Rajendra Maruti Dangmali and their respective family members had sold conveyed all that property Survey No.52/9 area admeasuring about 00 Hectare 11 Ares i.e. 1100 sq. mtrs. situated at Village Undri, Pune within the registration District Pune, Sub-Registration District Haveli, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation Pune to and in favour of M/s. Phinix Developers, a registered partnership firm registered under the Indian Partnership Act 1932, represented by its partners Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Megharaj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailas Maruti Pokale and which Sale



Deed is duly registered in the office of Sub-Registrar Haveli No. 12 at Serial No. 8437/2013 on 22/10/2013 and accordingly their names are recorded in the revenue record of the said Land as an owners and possessor of the said Land Survey No.52/9 of Village Undri, Pune vide Mutation Entry No. 10181 dated 24/01/2014.

- (p) In this manner above said M/s. Phinix Developers through their respective partners, (Hereinafter for sake of brevity referred to as **"THE PREVIOUS OWNERS"**) had acquired ownership rights in the respective properties out of the said land, that said previous owners had declared that except them herein no other person/s has/have any right, title, interest or claim of any nature on or over or relating to the said land.
- (q) It further appears from the Agreement of Right of Way dated 26/02/2016 registered in the office of Sub Registrar Haveli No. 12 under Serial No. 1358/2016, easementary right for the perpetual right of way is granted to M/s. Phinix Developers to pass and repass over and across being the owners and occupiers of sub plot holders of Gat No. 52 of village Undri Taluka Haveli Dist. Pune.
- (r) It appears that by Sale deed dated 28 May 2018 aforesaid M/s. Phinix Developers through partner Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Megharaj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailas Maruti Pokale, had sold conveyed all that Land or ground admeasuring in the aggregate 00 Hectare 31 Ares,



comprised of contiguous block of land bearing (i) Survey No. 52/7B area admeasuring 00 Hectare 20 Ares i.e. 2000 sq. mtrs. and (ii) Survey No.52/9 area admeasuring 00 Hectare 11 Ares i.e. 1100 sq. mtrs.. situated at Village Undri, Taluka Haveli, Dist. Pune to and in favour of M/S SWAMIRAJ CREATORS, represented through its authorized partner Mr. Dnyaneshwar Dattatray Sarode, (Hereinafter for sake of brevity referred to as "THE OWNER") and which Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 12 at Serial No. 15822/2021 on 30/12/2021, and accordingly the said owner is recorded in the revenue record of the said Land Survey No.52/7B and Survey No.52/9 of Village Undri, Pune vide Mutation Entry No. 11845 dated 30/12/2021 as an owner and possessor of the said Lands.

3) Search report for 30 years from 1992-2022 taken from Sub-Registrar office at Pune.

- (a) I have taken search for *inter alia* relating to the said Property, vide GRN No. MH014274354202122E, dated 08/03/2022 for the period from 1992 to 2022 (all inclusive) in the offices of the Sub. Registrar, Haveli, Pune, *inter alia* relating to the said Land.
- (b) I have conducted online search on the website igrmaharashtra.gov.in with respect to the said Land, however, no transaction encumbering or pertaining to disposal of the said Land in any manner was found to have been entered, except otherwise mentioned in the report.



(c) The said search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4) Any other relevant title-

The said property is situated within the limits of Pune Municipal Corporation Pune and as per the sanctioned development plan applicable to the Pune Municipal Corporation the said property is shown within Residential Zone.

That said Ms Swamiraj Creators have started development of the said property and obtained sanctions for the building layout plan from the Pune Municipal Corporation Pune, by vide commencement certificate no. CC/4039/21 dated 25/03/2022. The Tahasildar Haveli Pune vide his letter bearing No. NA/SR/158/2022, dated 26/05/2022 addressing Talathi Undri to record the non-agricultural use of the said property for the purposes of residence.

5) Litigation if any -

I have been informed that, there is no litigation with respect to the said property.

Pune

Date:13.06.2022



A handwritten signature in blue ink, appearing to read "Sanjay", with a horizontal line drawn across it.

Advocate Sanjay M Jain

(Stamp)