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FORMAT- A

(Circular No.: - 28/2021)

To

The Maharashtra Real Estate Regulatory Authority,

Address: 6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

LEGAL ADDITIONAL SEARCH AND TITLE REPORT

Sub: Title clearance certificate with respect to properties of Survey No.267 Hisaa No. 2 , situated at village Baner , Taluka- Haveli, District - Pune .

I have investigated the title of the said properties on the request of **Right Time Realtors LLP**, a Limited Liability partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act 2008, Office No. 308/309, Second Floor, Wing No. 'N', Mega Center, Pune - Solapur Road, Hadapsar, Pune - 411013 through its Authorized Partner Mr. Sankesh Dilip Surana- (hereinafter referred to as **Owner/Promoter/Developer**) and have also perused following documents i.e. detailed Search and Title report dated 19/10/2021 of Advocate Anil. T. Tambe and various others Deeds and documents and I say that:

(1) Properties mentioned in Subject above, stood in the name and ownership of **MR. ROSHAN RAMESH DUSANE AND MR. RAKESH RAMESH DUSANE** and they executed various Deeds and Documents in favour of Owner/Promoter/Developer vide Joint Development Agreement dated 16/11/2021 vide Reg. No. 6753/2021 & Irrevocable Power Of Attorney dated 16/11/2021 bearing Reg. No. 6755/2021 both registered at Sub Registrar of Assurances Haveli 3, district Pune, thereby transferring Rights, Title, Interests and Ownership in favour of Owner/Promoter/Developer.

(2) Description of the Property -

All that piece and parcel property admeasuring area 00 Hecter 09 R bearing Survey No.267 Hisaa No. 2 of village Baner , Taluka- Haveli, District - Pune. situated within the limits of Pune Municipal Corporation situated within registration limits and jurisdiction of Sub-Registrar haveli pune and which is bounded as under-

On or towards East- By Survey no.267/5/1,

On or towards South- By Access Road from Survey no.267/6

On or towards West- By Survey no.267/3,

On or towards North- By Survey no.267/1.

A Search and Title Report for the above property was initially issued by the of Advocate Anil. T. Tambe dated 19/10/2021,

Now this additional search and Title report is being issued at the request and requirement of the owners/Promoters after conducting further search of available record vide e-search on the website of igrmaharashtra.gov.in.

That the Owner/Promoter herein have submitted the layout and building plans of the said property for sanction to the Pune Municipal Corporation, Pune and accordingly revised sanction plan under no. 3090/21 on 21/03 /2022.

2/- On perusal of the above-mentioned documents of the said property I am of the opinion that the title of owner **Right Time Realtors LLP**, represented through its Authorized Partner Mr. Sankesh Dilip Surana- is absolutely entitled to implement ownership scheme therein and dispose it off the intending buyers

Owners of the land:

Right Time Realtors LLP a Limited Liability partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act 2008, Office No. 308/309, Second Floor, Wing No. 'N', Mega Center, Pune - Solapur Road, Hadapsar, Pune -

411013 through its Authorized Partner Mr. Sankesh Dilip Surana and others- Plot bearing Survey No. 267 Hissa No. 2 land and following are the owners of Plot bearing Survey No. 267 Hissa No. 2:

- A. MR. ROSHAN RAMESH DUSANE
- B. MR. RAKESH RAMESH DUSANE

3/- The report reflecting the flow of the title of the Owner **Right Time Realtors LLP** by Anil. T. Tambe dated 19/10/2021, on the said land is enclosed herewith as annexure.

Encl: Annexure.

1. Title report and certificate of **Adv. Anil. T. Tambe**, dated 19/10/2021.

Date: 29/04/2022



Advocate Amruta Salunke

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FORMAT- A**(Circular No.:- 28/2021)****FLOW OF THE TITLE OF THE SAID LAND****SR. NO**

- 1) Search report for 30 years from 1992 till 2021 of Advocate **Adv. Anil. T. Tambe**, dated 19/10/2021.
- 2) Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no sanction plan under no. 3090/21 on 21/03 /2022
- 3) Commencement Certificate issued by Pune Municipal Corporation, under no. 3090/21 on 21/03 /2022
- 4) Any other relevant title.
- 5) 5) Litigations if any.

Date: 29/4/2022


Advocate Amruta Salunke

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