



FORMAT - A

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey no. 39/4 situated at Baner, Taluka Haveli /District Pune. (hereinafter referred as the said plot ")

I have investigated the title of the said plot on the request of M/S AVIKA BUILDCON PVT LTD, a private limited company formed, incorporated and registered under provisions of the Indian Companies Act, 1956, having its registered office at Flat no. 5, 2nd Floor, Madholi Society, Kasturba Cross Road No. 3, Near Ambaji Temple, Borivali (East), Mumbai -400066 and represented through its authorized Director SHRI.VIKRAM ASHOKKUMAR JAIN and MRS. BHAVIKA VIKRAM JAIN and following documents i.e. :-

1) Description of the properties :-

- A) All those piece and parcel of the amalgamated land being and bearing New Survey No. 39 Hissa no. 4 admeasuring about 00 Hector 04.35 i.e. 435 Sq. Mtrs, being and situated at Village - Baner, Taluka - Haveli, District - Pune, within Registration District - Pune and Registration Sub-District - Sub Registrar Haveli and within the limits Pune Municipal Corporation Pune and the said land is bounded as under:-

On or towards East : By 20' wide road of North & South side.

On or towards South : By land of Shri. Ajay Limkar.

On or towards West : By Regimenting land of S. No. 40 and 41.

On or towards North : By land of. Sou. Asmita lad.

- B) All those piece and parcel of the amalgamated land being and bearing New Survey No. 40/1/1 + 40/2/1 (41/1/1) admeasuring about 01 Hector 02.5 Aar out of the said land area admeasuring 00 11 62.05 Aar i.e. 6205 Sq. Mtrs, which is already constructed building named as "PERIWINKLES" Apartment Condominium being and situated at Village - Baner, Taluka - Haveli, District - Pune, within Registration District - Pune and Registration Sub-District - Sub Registrar Haveli and within the limits Pune Municipal Corporation Pune and the said land is not subject matter of present report.

2) The Document of Allotment of Plot

- a) Copy of Sale Deed (Kharedi Khat) dated 28/01/1994 made and executed between Shri. Ananta G. Murkute and Shri. Sunil Dattatray Dev & Mrs. Sangita Dattatray Dev of JVL 4/2337/1994.
- b) Copy of Development Agreement & Power of Attorney dated 20/03/2006 made and executed between Shri. Sunil Dattatray Dev & Mrs. Sangita Dattatray Dev and Shri. Vijay Vasant Kulkarni & Shri. Harish Ravaji Patil of JVL 19/2031/06 and JVL 19/2032/06 respectively.



- c) Copy of Development Agreement & Power of Attorney dated 17/10/2006 made and executed between Shri. Vijay Vasant Kulkarni & Shri. Harish Ravaji Patil and M/s Sainath Developers through its partner Shri . Shyam Ramrao Tekale of HVL 13/6703/06 and HVL 19/6704/06 respectively.
- d) Copy of Development Agreement & Power of Attorney dated 22/02/2008 made and executed between M/s Sainath Developers through its partner Shri . Shyam Ramrao Tekale and M/S Phinix Shelters Pvt Ltd through its Directors Shri. Vikas Shamsundar Sant & Shri. Sameer Subhash Kulkarni of HVL 1/1688/06 and HVL 1/1689/06 respectively.
- e) Copy of Development Agreement & Power of Attorney dated 17/10/2019 made and executed between M/S Phinix Shelters Pvt Ltd through its Directors Shri. Sameer Subhash Kulkarni and Shri. Sourabh Chandrakant Bathe of HVL 9/7190/19 and HVL 9/7191/19 respectively
- f) Copy of Development Agreement & Power of Attorney dated 27/11/2020 made and executed between Shri. Sourabh Chandrakant Bathe and M/S Avika Buildcon Pvt Ltd through its director Shri. Vikram Ashokkumar Jain & Mrs. Bhavika Vikram Jain of HVL 13/11902/20 and HVL 13/11903/20 respectively
- g) Copy of Zone Certificate.
- h) Copy of N.A Order.
- i) Copy of Commencement Certificate.
- j) Copy of Agreement dated. 16/08/2019 of HVL 21/11687/2019 & Copy of Assignment Deed dated, 18/08/2019 of HVL 11/14843/2019.
- k) Copy of Declaration Deed dated. 08/03/2011 and Supplementary Declaration Deed dated. 25/05/2016 of HVL 13/2023/2011 & HVL 16/1270/2016 respectively.
- l) 7/12 extract or property card issued by Govt. of Maharashtra Digital Record.

3) Search report for 30 years from Year 1991 till 2021.

Owners of the land

Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev of Survey No. 39 Hissa no. 4 admeasuring about 00 Hecter 04.35 i.e. 435 Sq. Mtrs, being and situated at Village – Baner. Taluka – Haveli, District - Pune, within Registration District - Pune and Registration Sub-District – Sub Registrar Haveli and within the limits Pune Municipal Corporation

The report reflecting the flow of the title of the promoter M/S Avika Buildcon Pvt Ltd on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 13/04/2021



Lalit S. Mokate
Advocate

LALIT SUBHASH MOKATE
Advocate
En. No. MAH/3055/2010
S. No. 139, Bhelke Nagar,
Kothrud, Pune-411 038.



Annexure

FLOW OF THE TITLE OF THE SAID LAND.

- A) Originally the Land more particularly described in Schedule i.e. land bearing old Survey No. 39 Village -- Baner, Pune was originally owned by Mr. Ananta Ganpati Murkute whose names were mutated as the owner of said 7/12 Extract.
- B) It is appears that, after that the said Owner Mr. Ananta Ganpati Murkute sold the said land to **Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev** vide sale deed dated. 28/01/1994 duly registered at the office of sub registrar Haveli No. 4 at Serial no. 2337/1994 thereby they became sole and absolute owner of said land and their names were mutated as the owner of said 7/12 Extract by mutation entry no. 12866.
- C) Thereafter the said Owners i.e. Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev entrusted, assign Development Right in respect of said land in favour of Mr. Vijay Vasant Kulkarni & Mr. Harish Ravaji Patil by Development Agreement Dated. 20/03/2006 and Power of Attorney dated. 20/03/2006 both duly registered at the office of sub registrar Haveli No. 19 at Serial no. 2031/2006 and 2032/2006 respectively on certain terms and conditions mentioned therein.
- D) It is appears that, by Development Agreement Dated. 17/10/2006 and Power of Attorney dated. 17/10/2006 duly registered at the office of Sub - Registrar Haveli No. 13 registered at serial no. 6703/2006 & 6704/2006 respectively the said Mr. Vijay Vasant Kulkarni & Mr. Harish Ravaji Patil for self and Power of Attorney Holder of Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev assigned, transferred, granted development right in favour of M/S Sainath Developers through its partner Mr. Sham Ramrao Tekale respectively on certain terms and conditions mentioned therein.
- E) Thereafter the said M/S Sainath Developers through its partner Mr. Sham Ramrao Tekale for self and Power of Attorney Holder of 1st Developer Mr. Vijay Vasant Kulkarni & Mr. Harish Ravaji Patil and land Owners i.e. Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev entrusted, assign, transferred Development Right in respect of said land in favour of M/S Phoenix Shelters Pvt. Ltd through its Partner Mr. Vikas Shyamsundar Sant & Mr. Sameer Subhash Kulkarni by Development Agreement Dated. 22/02/2008 and Power of Attorney dated. 22/02/2008 both duly registered at the office of sub registrar Haveli No. 1 at Serial no. 1688/2008 and 1689/2008 respectively on certain terms and conditions mentioned therein.
- F) It is seen that, M/S Phoenix Shelters Pvt. Ltd commence development of land bearing S. No. 40/1/1 - 40/2/1 + 41/1/1 admeasuring about 00 II 62.05 Aar (equivalent to 6205 Sq. mtrs) out of total area admeasuring 01 II 02.5 Aar.
- G) Thereafter M/S Phoenix Shelters Pvt. Ltd amalgamated S. No. 40/1/1 + 40/2/1 + 41/1/1 admeasuring 6205 Sq. mtrs and S. No. 39/4 admeasuring 435 Sq. Mtrs by an amalgamation an a layout plan comprising both land has been sanctioned by Pune Municipal Corporation vide layout plan no. DPO/PLU1/0523/08/1387 dated. 23/01/2009. In the said layout plan an area admeasuring about 5,295.81 Sq. Mtrs is under development.



- H) It is appears that, M/S Phnix Shelters Pvt. Ltd got the building plan sectioned from Pune Municipal Corporation as per Commencement Certificate bearing no. CC/1338/09 dated. 23/07/2009 and revised Commencement Certificate bearing no. CC/0277/2016 dated. 11/05/2016 and commence the construction of on said amalgamated lands.
- I) It is seen that, M/S Phnix Shelters Pvt. Ltd got permission from Collector, Pune for use of said land for non – agriculture purpose vide its order no. PRII/NA/SR/355/2006 dated. 04/09/2006 in respect of land bearing S. No. 40/1/1 + 40/2/1 + 41/1/1 (p).
- J) Thereafter, M/S Phnix Shelters Pvt. Ltd completed the construction in said amalgamated layout as per sanctioned and revised plan and construct 83 units/tenement consisting 7 upper floors with 68 Residential Apartments, 4 Row Houses, 5 Commercial shops, 2 Bungalow and 4 office space and obtain Part Completion Certificate bearing no. OCC/046/11 dated 19/04/2011 and OCC/0591/13 dated. 20/07/2013 and OCC/0517/18 dated. 20/07/2018 in respect of above said 83 units/tenements known as "PERIWINKLES" Apartment Condominium.
- K) It is appears that, M/S Phnix Shelters Pvt. Ltd formed and Registered "PERIWINKLES" Apartment Condominium and Executed Deed of Declaration dated. 08/03/2011 duly registered at the office of sub registrar Haveli No. 13 at serial no. 2023/11 and Supplementary Deed of Declaration dated. 25/05/2016 duly registered at the office of sub registrar Haveli No. 16 at serial no. 4270/2016.
- L) It is seen that, M/S Phnix Shelters Pvt. Ltd on execution of the above Deed of Declaration dated. 08/03/2011 and Supplementary Deed of Declaration dated. 25/05/2016 reserved the Development right on S. No. 39/4 admeasuring 435 Sq. mtrs by buying the Paid FSI / Paid TDR in market loaded on said S. No. 39/4 as there is No FSI left on said plot and constructs the same which is treated as the part of the said amalgamated plot and part of the same "PERIWINKLES" Apartment Condominium.
- M) Thereafter, M/S Phnix Shelters Pvt. Ltd through its Partner Mr. Sameer Subhash Kulkarni for self and POA Holder of Previous Developers and land Owner entrusted. assign, transferred Development Right in respect of said land bearing S. No. 39/4 admeasuring about 00 11 04.35 Aar i.e. 435 Sq. Mtrs in favour of Mr. Sourabh Chandrakant Bathe by Development Agreement Dated. 17/10/2019 and Power of Attorney dated. 17/10/2019 both documents duly registered at the office of sub registrar Haveli No. 9 at Serial no. 7190/2019 and 7191/2019 respectively on certain terms and conditions mentioned therein.
- N) Thereafter Mr. Sourabh Chandrakant Bathe buy TDR in market vide DRC No. 005534 and DRC No.004521 which is loaded on said amalgamated land and got the building plan sanctioned from Pune Municipal Corporation as per Commencement Certificate bearing no. CC/0652/20 dated. 21/10/2020 and permitted to constructed Paid TDR/F.S.I admeasuring about 725 Sq. Mtrs on said land of S. no. 39/4 + 40/1/1 + 40/2/1 + 41/1/1 (Part).



- O) Thereafter the said Mr. Sourabh Chandrakant Bathe for self and Power of Attorney Holder of Previous Developers and land Owners i.e. Mr. Sunil Dattatray Dev & Mrs. Sangita Sunil Dev entrusted, assign, transferred Development Right along with Purchased/Paid TDR/F.S.I and sanctioned building plan in respect of said land in favour of M/S AVIKA BUILDCON PVT LTD represented through its Partners Mr. Vikram Ashokkumar Jain & Mrs. Bhavika Vikram Jain by Development Agreement Dated. 27/11/2020 and Power of Attorney dated. 27/11/2020 both duly registered at the office of sub registrar Haveli No. 13 at Serial no. 11902/2020 and 11903/2020 respectively on certain terms and conditions mentioned therein.
- P) By virtue of above Development Agreement and Power of attorney dated. 27/11/2020 M/S AVIKA BUILDCON PVT LTD acquired development rights in respect said amalgamated land along with sanctioned building plan with loaded Paid T.D.R/ F.S.I admeasuring 725 Sq. Mtrs on said amalgamated land.
- Q) In the said manner the Present Developers M/S AVIKA BUILDCON PVT LTD acquired all the Development Rights of the Said Scheduled Captioned Land.
- R) M/S AVIKA BUILDCON PVT LTD applied for NA of the said remaining land of S. No. 39/4 and the Additional Collector, Pune granted permission vide N.A Order bearing No. NA/SR/255/2020 dated. 23/12/2020 specifically residential use of the said portion admeasuring 435 sq. mtrs for present construction

a) Searches in the Office of Sub-Registrar of Assurance:-

- a) I have carried out the searches for last 30 years, i.e. from 1991 up to 2021 which are available at the Offices of Sub-Registrar Haveli 1 to 28. The available E - searches, of Index II registers do not indicate any encumbering entry. Enclosed herewith-original simple receipt of 750/- bearing GRN No. E Challan Receipt No. MJH012673225202021F, dated. 04/03/2021 for conducting searches of the year 1991-2021.
- b) Enquires made in the Office of Mandal / Revenue Officer: As property is already Residential Zone no search taken.
- c) Lis Pendens: I have enquired with the authorities, present owner and also searched on official website of District Court Pune on internet which revealed that there are no any cases pending against present Owner or in connection with the captioned premises.

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 M/S Avika Buildcon Pvt Ltd is clear, marketable and without any encumbrances.

Pune

Date: 13/04/2021



Lalit S. Mokate

Signature of the Advocate

LALIT SUBHASH MOKATE

Advocate

**En. No. MAH/3055/2010
S. No. 139, Bhelke Nagar,
Kothrud, Pune-411 038.**



CHALLAN
MTR Form Number-6



GRN	MH012673225202021E	BARCODE	[Barcode]		Date	04/03/2021-19:35:27		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No. (If Applicable)					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Adv Lalit Mokate			
Location PUNE										
Year 2020-2021 One Time					Flat/Block No.		S No 139 Mokate Niwas			
Account Head Details				Amount In Rs.		Premises/Bullding				
0030072201 SEARCH FEE				750.00		Road/Street		Bhelke Nagar		
						Area/Locality		Kothrud Pune		
						Town/City/District				
						PIN		4 1 1 0 3 B		
						Remarks (If Any)				
						Search for 30 yrs from 1991 to 2021 for S No 39 H No 4 Baner Pune				
Total				750.00		Amount In Words		Seven Hundred Fifty Rupees Only		
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		02003942021030401605 1232615267	
Cheque/DD No.					Bank Date		RBI Date		04/03/2021-19:36:48 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

अन्य कारण "वधु ऑफ पेमेंट" माये तसुद कारणसालीच तसुद आत. इतर कारणसाली किंवा जोदणी न करवावया वसारासाली लागू नाही.

