

Date – 10/04/2024

FORMAT- A
(Circular No-28/2021)

To,
Maha RERA,
Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to the land admeasuring total area 20700 Sq.mtr situated at Survey No.87 situated at Village Warje, Taluka Haveli, Dist Pune, and within the limits of Pune Municipal Corporation (hereinafter referred as the said land).

A. I have investigated the Title of the said land on request **M/S. WHITE MARBLES REALTIES PRIVATE LIMITED** through its authorized person Mr. Ankit Dinesh Chhajed and following documents i.e.

1. Description of the said project land –

All that piece and parcel of property bearing Survey Number 87 having an area admeasuring 20700 sq.mtrs, situated at Village Warje, Taluka Haveli, District Pune, within the Limits of Pune Municipal Corporation and within the jurisdiction of Sub District of Registration Pune, along with all rights, interest, claims, etc. attached thereto having combined boundaries as under:-

On Or Towards East	By Road and S No 86
On Or Towards South	By road and S No 76
On Or Towards West	By S No 73
On Or Towards North	By S No 88


RAMESHKUMAR. B. NAGE
BA., (Hons.), LL.B
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

Together with easementary rights along with all the rights attached to the said property including present permissible building potential or that will be permitted in future, TDR, paid FSI, premium FSI, ancillary FSI, with all appurtenances thereto and all rights and facilities pertaining thereto.

(Hereinafter referred as 'the said Land')

2. The documents of allotment of the said project land-

1. Photocopies of 7/12 Extracts from 1950 to 2024.
2. Photocopies of Mutation Entries of the said 7/12 extracts.
3. Photocopy of Zone Certificate issued by PMC Pune.
4. Photocopy of Agreement to Sale executed by 1. Mr. Gulab Shankar Dangat, 2. Mr. Dattu alias Dattatray Shankar Dangat executed Agreement to sale on dated 05.01.1982 in favour of 1. Master Dinshaw Nozer Mazda, 2. Miss Dilkhush Nozer Mazda 3. Miss Fareeyaz Nozer Mazda (1 to 3 are through their father Mr. Nozer Sheriyar Mazda) 4. Mr. Nozer Sheriyar Mazda.
5. Photocopy of the Special Civil Suit No. 179/1987 on dated 30/03/1991 filed by Mr. Mazda Vs Mr. Dangat and others and its order.
6. Photocopy of the First Appeal before the Hon'ble Bombay High Court, Mumbai bearing no. 15/2001 on dated 31/08/2001 filed by Mr. Mazda Vs Mr. Dangat and others and its order.
7. Photo copy of the Second Appeal before the Hon'ble Bombay High Court, Mumbai bearing no. 803/2001 filed by Mr. Mazda Vs Mr. Dangat and others and its consent order of dated 05.12.2022.
8. Photocopy of the Contempt Petition before the Hon'ble Bombay High Court, Mumbai bearing no. 288/2008 filed by Mr. Mazda Vs Mr. Dangat and others.
9. Photocopy of Development Agreement & Power of Attorney bearing No. 6964/2005 & 6965/2005, respectively of dated 29/10/2005 executed by Gulab Dangat & family in favour of Mr. Vijay Raundal & Mr. Ashok Mankar.
10. Photocopy of Development Agreement & Power of Attorney bearing No. 5349/2005 & 5350/2005, respectively of dated 18/08/2005 executed by M/s. Kalpa Construction through its

RAMESHKUMAR. B. NAGE

BA., (Hons.), LL.B

ADVOCATE & NOTARY

Manjari Farm, Tal. Haveli,

Dist. Pune Mob. 9604974370

- proprietor Mr.Ramsingh Kohlirajput (as POA holder of Dangat Family) in favour of Mr. Vijay Raundal & Mr. Ashok Mankar.
- 11.Photo copy of the RCS no. 1952/2013 filed by Raundal Vs Dangat and others.
 - 12.Photocopy of Sale Deed bearing No 5368/2006 dated 21/07/2006 executed by Smt. Kamal Dattatray Dangat & others in favour of Mr. Santosh Bodake and Mr. Narendra Dhavale.
 - 13.Photocopy of Cancellation of Sale Deed 7398/2013 dated 16/08/2013 executed by Mr. Santosh Bodake and Mr. Narendra Dhavale in favour of Smt. Kamal Dattatray Dangat & others.
 - 14.Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Kamal Dangat & others in favour of White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed, bearing registration S.No. 24527/2022, 24528/2022 respectively dated 15/12/2022.
 - 15.Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Mr. Gulab Shankar Dangat & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed bearing registration S.No. 24538/2022, 24539/2022 respectively dated 15/12/2022.
 - 16.Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Mrs. Chitrali Sunil Dangat & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed, bearing No. 24540/2022, 24541/2022 respectively of dated 15/12/2022.
 - 17.Photocopy of Power of Attorney executed by Mazda family & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed bearing 24542/2022 dated 15/12/2022.
 - 18.Photo copy of the Spl. Civil Suit bearing No. 526/2023 filed before Hon. CJSD, Pune, by Mrs. Swati Bodake and others against Mr. Dangat and others.
 - 19.Photocopy of Commencement Certificate bearing no. CC/0095/2024 of dated 04/04/2024.
 - 20.Search report for 30 years.

- B. On perusal of all above mentioned papers and documents I am of opinion that title of the said Land/Property which is known as "Majestique Aravali Phase I" bearing Survey No.87 having an area admeasuring 20,700 Sq. Mtrs. i.e. 02 Hector 07 Aars i.e., situated at Village Warje, Taluka Haveli, Dist Pune is Owned and possessed by M/S. WHITE MARBLES REALTIES PRIVATE LIMITED through its authorized person Mr. Ankit Dinesh Chhajed are having good, marketable title to develop, construct upon the said lands as per agreements and arrangement between them as mentioned herein above. Except the charge of following litigations –

S.No	Type of Charge / litigation
1	R.C.S.1952/2013 which is pending before the Hon'ble CJSD Court of Pune, at Pune.
2	Spl.C.S. 526/2023 which is pending before the Hon'ble CJSD Court of Pune, at Pune.

- Owners of the said land:-

M/S. WHITE MARBLES REALTIES PRIVATE LIMITED through its authorized person Mr. Ankit Dinesh Chhajed is owner of the said land.

- C. The report refelecting the flow of the title of owner/ developers i.e M/s. WHITE MARBLES REALTIES PRIVATE LIMITED through its authorized person Mr. Ankit Dinesh Chhajed on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 10/04/2024

Advocate


RAMESHKUMAR. B. NAGE
BA. (Hons.), LL.B
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

10/4/2024

FORMAT-A

(Circular No-28/2021)

FLOW OF THE TITLE OF THE SAID PROJECT LAND

1. Photocopies of 7/12 Extracts from 1950 to 2024.
2. Photocopies of Mutation Entries of the said 7/12 extracts.
3. Photocopy of Zone Certificate issued by PMC Pune.
4. Photocopy of Agreement to Sale executed by 1. Mr. Gulab Shankar Dangat, 2. Mr. Dattu alias Dattatray Shankar Dangat executed Agreement to sale on dated 05.01.1982 in favour of 1. Master Dinshaw Nozer Mazda, 2. Miss Dilkhush Nozer Mazda 3. Miss Fareeyaz Nozer Mazda (1 to 3 are through their father Mr. Nozer Sheriyar Mazda) 4. Mr. Nozer Sheriyar Mazda.
5. Photocopy of the Special Civil Suit No. 179/1987 on dated 30/03/1991 filed by Mr. Mazda Vs Mr. Dangat and others and its order.
6. Photocopy of the First Appeal before the Hon'ble Bombay High Court, Mumbai bearing no. 15/2001 on dated 31/08/2001 filed by Mr. Mazda Vs Mr. Dangat and others and its order.
7. Photo copy of the Second Appeal before the Hon'ble Bombay High Court, Mumbai bearing no. 803/2001 filed by Mr. Mazda Vs Mr. Dangat and others and its consent order of dated 05.12.2022.
8. Photocopy of the Contempt Petition before the Hon'ble Bombay High Court, Mumbai bearing no. 288/2008 filed by Mr. Mazda Vs Mr. Dangat and others.
9. Photocopy of Development Agreement & Power of Attorney bearing No. 6964/2005 & 6965/2005, respectively of dated 29/10/2005 executed by Gulab Dangat & family in favour of Mr. Vijay Raundal & Mr. Ashok Mankar.
10. Photocopy of Development Agreement & Power of Attorney bearing No. 5349/2005 & 5350/2005, respectively of dated 18/08/2005 executed by M/s. Kalpa Construction through its proprietor Mr. Ramsingh Kohlirajput (as POA holder of Dangat Family) in favour of Mr. Vijay Raundal & Mr. Ashok Mankar.
11. Photo copy of the RCS no. 1952/2013 filed by Raundal Vs Dangat and others.
12. Photocopy of Sale Deed bearing No 5368/2006 dated 21/07/2006 executed by Smt. Kamal Dattatray Dangat & others in favour of Mr. Santosh Bodake and Mr. Narendra Dhavale.

RAMESHKUMAR. B. NAGE

BA., (Hons.), LL.B

ADVOCATE & NOTARY

Manjari Farm, Tal. Haveli,

Pune Mob. 9604974370

13. Photocopy of Cancellation of Sale Deed 7398/2013 dated 16/08/2013 executed by Mr. Santosh Bodake and Mr. Narendra Dhavale in favour of Smt. Kamal Dattatray Dangat & others.
14. Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Kamal Dangat & others in favour of White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed, bearing registration S.No. 24527/2022, 24528/2022 respectively dated 15/12/2022.
15. Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Mr. Gulab Shankar Dangat & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed bearing registration S.No. 24538/2022, 24539/2022 respectively dated 15/12/2022.
16. Photocopy of Sale Deed alongwith Power of Attorney executed and registered between Mrs. Chitrani Sunil Dangat & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed, bearing No. 24540/2022, 24541/2022 respectively of dated 15/12/2022.
17. Photocopy of Power of Attorney executed by Mazda family & others in favour of M/s. White Marbles Realities Private Limited through its authorised Director Mr. Ankit Chhajed bearing 24542/2022 dated 15/12/2022.
18. Photo copy of the Spl. Civil Suit bearing No. 526/2023 filed before Hon. CJSD, Pune, by Mrs. Swati Bodake and others against Mr. Dangat and others.
19. Photocopy of Commencement Certificate bearing no. CC/0095/2024 of dated 04/04/2024.
20. Detail Search and Title Report is annexed with this Report.

Date:- 10/04/2024

Advocate


RAMESHKUMAR. B. NAGE
BA., (Hons.), LL.B
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

10/4/2024