

FORMAT- A
(Circular No.:- 28/2021)

To
MahaRERA
BKC, HousefinBhavan, Near RBI, R Block,
BandraKurla Complex, Bandra East,
Mumbai, Maharashtra-400051.

LEGAL TITLE REPORT

Sub:All that piece and parcel of the land bearing (a) **Survey No. 43/1/1/3A/1A/2, area admeasuring 00 H. 32 R. i.e. 3200 Sq. Mtrs.** out of total areaadmeasuring about 00 H. 40R.i.e. 40 Gunthas, (b) **Survey No. 43/1/4/1/1/11 admeasuring area about 00 H. 6.50 R. i.e. 650 Sq. Mtrs.** out of total area admeasuring about 00 H. 63R.and (c) **Survey No. 43/1/1/3B/2B/18, area admeasuring 00 H. 1 R. i.e. 100 Sq. Mtrs., All together (a) + (b) + (c) total area admeasuring about 00 H. 39.50 R., i.e 3950 Sq. Mtrs.** situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist.within the limits of Pune Municipal Corporation, registration District Pune, (hereinafter referred as the said plot).

I have investigated the title of the said plot/Land on the request of **DHIRAJ CONSTRUCTION.**

1) DESCRIPTION OF THE PROPERTY /LAND:-

All that piece and parcel of land situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. Pune bearing (a) **Survey No. 43/1/1/3A/1A/2 (P), area admeasuring 00 H. 32 R. i.e. 3200 Sq. Mtrs.** out of total area admeasuring about 00 H. 40 R. i.e. 40 Gunthas, (b) **Survey No. 43/1/4/1/1/11(P)admeasuring area about 00 H. 6.50 R. i.e. 650 Sq. Mtrs.** out of total area admeasuring about 00 H. 63 R. and (c) **Survey No. 43/1/1/3B/2B/18, area admeasuring 00 H. 1 R. i.e. 100 Sq. Mtrs., All together Survey No. 43/1/1/3A/1A/2 (P)+ 43/1/4/1/1/11(P) + 43/1/1/3B/2B/18 total area admeasuring**

about 00 H. 39.50 R., i.e 3950 Sq. Mtrs. and bounded as follows:

East - Road, Dattavihar Society and Lilavati Apartment.
West - Road and part land for Survey No. 43.
South - Amenity space for MSR Olive Society.
North - Part land for Survey No. 43.

2) The Documents of allotment of plot

Documents:

The Xerox Copies of the following documents were also made available for my inspection by DHIRAJ CONSTRUCTION-

1. 7/12 Extract and Mutation Entry for 30 years of Survey No. 43 Hissa No. 1/1/3A/1A/2 , Survey No. 43 Hissa No. 1/4/1/1/11 and 43/1/1/3B/2B/18 and mutation entry thereon issued by village Officer (Talathi) of the village Ambegaon Bk., Pune
2. Certified Copy of Sale Deed dated 11/03/1982, Sr. No. 1443/1982, at Haveli No. 1 in favor of all purchasers.
3. Sale Deed dated 15/09/2005 which was duly registered in the Office of Sub-Registrar, Haveli No. 20, at Serial No. 2137/2005 and related Mutation Entry No. 13304.
4. Sale Deed dated 16/07/2008 which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 6192/2008, and related Mutation Entry No. 14616.
5. Sale Deed dated 23/10/2013 which was duly registered in the office of Sub-Registrar, Haveli No. 20, at serial No. 6194/2013 and related Mutation Entry No. 17820
6. Sale Deed dated 17/09/2010, which was duly registered in the Office of Sub-Registrar, Haveli No.20 at Serial No. 7874/2010 and related Mutation Entry No. 15941
7. Correction Deed dated 29/09/2020 duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 10744/2020 and Mutation entry No. 21137.
8. Sale Deed dated 29/01/2019, which was duly registered in the Office of Sub-Registrar, Haveli No. 13 at Serial No. 1694/2019 and related Mutation Entry No. 21055



9. Sale Deed dated 30/05/2000, which was duly registered in the Office of Sub-Registrar, Haveli No.09 at Serial No. 4469/2000 and Mutation Entry No. 11381.
10. Correction Deed dated 06/03/2020 which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 4518/2020 on 29/09/2020 and related Mutation Entry No. 21137.
11. Sale Deed dated 01/03/2005, which was duly registered in the Office of Sub-Registrar, Haveli No. 09 at Serial No. 1561/2005 and related Mutation Entry No. 14622.
12. Sale Deed dated 24/06/2008, which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 5607/2008 and related Mutation Entry No. 14590.
13. Sale Deed dated 22/01/2019, which was duly registered in the Office of Sub-Registrar, Haveli No.13 at Serial No. 1168/2019 and related Mutation Entry No. 21055.
14. Sale Deed dated 20/04/2006, which was duly registered in the Office of Sub-Registrar, Haveli No. 02 at Serial No. 2695/2006 and related Mutation Entry No. 13525.
15. Sale Deed dated 20/04/2006, which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 3247/2006 on 16/05/2006, and related Mutation Entry No. 13558.
16. Sale Deed dated 16/07/2008, which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 6193/2008 and related Mutation Entry No. 14714.
17. Exchange Deed dated 03/09/2020 which was duly registered in the Office of Sub-Registrar, Haveli No. 09 at Serial No. 1924/2020 on 04/09/2020, and Mutation entry 20927.
18. Sale Deed dated 09/09/2011 which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 6668/2011 and related Mutation Entry No. 16673.
19. Sale Deed dated 31/12/2013, duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 93/2014 on 04/01/2014, and related Mutation Entry No. 18088.
20. Sale Deed dated 07/06/2019 which was duly registered in the Office of Sub-Registrar, Haveli No. 09 at Serial No. 4040/2019 and related Mutation Entry No. 20723.



21. Development Agreement dated 10/02/2021, which was duly registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 2804/2021.
22. Irrevocable General Power of Attorney dated 10/02/2021, duly registered in the Office of Sub-Registrar, Haveli No.20 at Serial No. 4/2805/2021.
23. Sale Deed dated 12/10/1994 registered in the Office of Sub-Registrar, Haveli No. 09 at Serial No. 4350/1994 and related Mutation Entry No. 6418.
24. Sale Deed dated 31/12/2013 registered in the Office of Sub-Registrar, Haveli No. 20 at Serial No. 94/2014 registered on 04/01/2014 related Mutation Entry No. 17953, 18034 and 18089.
25. Order from Hon. Sub Divisional Officer Haveli Sub Divisional Pune: Application bearing No. RTS/739/2021 & Review Application 16/2022 dated 27/03/2023 & said Effect is duly recorded on revenue records by Mutation Entry No. 22246.
26. Order from Hon. Sub Divisional Officer Haveli Sub Divisional Pune: Application bearing No. RTS/739/2021 & Review Application 16/2022 dated 27/03/2023 & Effect is duly recorded on revenue records by Mutation Entry No. 22400.
27. Order from Hon. Sub Divisional Officer Haveli Sub Divisional Pune: Application bearing No. RTS/738/2021 dated 27/01/2023 & Review Application 15/2022 & said Effect is duly recorded on revenue records by Mutation Entry No. 22443.
28. Order from Hon. Upper District Officer Haveli Pune: Application bearing No. RTS/2A/1327/2023 dated 05/03/2024 & said Effect is duly recorded on revenue records by Mutation Entry No. 22493.
29. Deed of Partnership dated 12/01/2021 bearing Receipt No. PU000088572
30. Reconstruction Deed of Partnership dated 22/03/2024 bearing Application No. 4810007779016.
31. Search report for 30 years commencing from the year 1993 to 2022 and supplementary search from 04/03/2022.



32. Lay out sanctioned Plan Commencement Certificate No. CC/3205/2023, dated 13/03/2024, issued by Pune Municipal Corporation.
33. Tahasildar Haveli, Pune has issued permission for non-agricultural use vide letter dated 20/03/2024 having Outward No. NA/SR/106/2024
2. On perusal of above mentioned documents and from the examination of these documents and search taken as per available records available on the website of Govt. of Maharashtra namely www.igrmaharashtra.gov.in. I opined that by virtue of above Sale Deeds, Development Agreements and Power of Attorneys DHIRAJ CONSTRUCTION, have full and absolute authority to develop the all properties i.e. land bearing **(a) Survey No. 43/1/1/3A/1A/2 (P), area admeasuring 00 H. 32 R. i.e. 3200 Sq. Mtrs.** out of total area admeasuring about 00 H. 40 R. i.e. 40 Gunthas, **(b) Survey No. 43/1/4/1/1/11(P)admeasuring area about 00 H. 6.50 R. i.e. 650 Sq. Mtrs.** out of total area admeasuring about 00 H. 63 R. and **(c) Survey No. 43/1/1/3B/2B/18, area admeasuring 00 H. 1 R. i.e. 100 Sq. Mtrs., All together (a) + (b) + (c) total area admeasuring about 00 H. 39.50 R., i.e 3950 Sq. Mtrs.** situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. Pune by constructing multi stored building as per the plan sanctioned (which may be revised time to time with concerned local authority) by virtue of Power of Attorney, DHIRAJ CONSTRUCTION have absolute right to obtained all permissions as well as to sell, lease, mortgage or alginate in any manner remaining flat/shop, grant exclusive right to use other easementary rights to prospective buyer and to received consideration from them. I found that, the captioned property is clean, clear and marketable and the same is free from all encumbrances subject to the charge of IDFC Bank and The Yantranirman Nagari Sahakari Patsanstha Maryadit. DHIRAJ CONSTRUCTION is entitled to construct the building on the captioned property i.e. total area admeasuring 39.5R and dispose off flats, parking, etc. in the proposed building.



That the Owner/ Promoter/ herein have submitted the layout and building plans of the said property for sanctioned Plan and accordingly received Plan under Commencement Certificate No. CC/3205/2023, dated 13/03/2024, issued by Pune Municipal Corporation.

That the Owner/ Promoter/ herein as per government official gazette and circular No. N.A.-2017/Pra.Kra.115/T-1 Dated 19th August 2017, Tahasildar Haveli, Pune has issued permission for non-agricultural use for 3805.84 sq. mts. land vide letter dated 20/03/2024 having Outward No. NA/SR/106/2024.

Owners of Land:

Sr. No	Land Owner	Survey Number	Area in R
1	Shri. Prakash Tukaram Desai	43/11/3A/1A/2	16 R
2	Sou. VijayaPrakash Desai	43/11/3A/1A/2	07 R
3	Dhiraj Construction proprietor Shri. Prakash Tukaram Desai	43/11/3A/1A/2	01 R
4	M/s Dhiraj Heavy Equipments Pvt. Ltd through its directors Shri Prakash Tukaram Desai and Sou. VijayaPrakash Desai	43/11/3A/1A/2	06 R
5	UttamBaburaoDhamal	43/11/3A/1A/2	01 R
6	Attmaramtatyabasalunkhe	43/11/3A/1A/2	01 R
7	Shri. Prakash Tukaram Desai & Sou. VijayaPrakash Desai	43/1/4/1/1/11	6.5 R
8	Sou. VijayaPrakash Desai	43/1/1/3B/2B/18	01 R

Development Rights In Favor Of Dhiraj Construction:DHIRAJ CONSTRUCTION, a duly registered Partnership Firm under the provisions of the Indian Partnership Act, 1932, having its Principal place of business at House No. 580, Tukaram Niwas, S. No. 37/7, BharatiVidyapeeth Road, Near Jawahar Bakery, Dhankawadi, Pune – 411043. And Firm Pan No. is AASFD0740J through the hands of four of its partners 1) Shri. Prakash Tukaram Desai 2) Sou. VijayaPrakash



Desai 3) Shri.Pratik Prakash Desai and 4) M/s. Dhiraj Heavy Equipments Pvt. Ltd. Through its Director Shri. Prakash Tukaram Desai and Sou. Vijaya Prakash Desai as per terms and conditions mentioned in the Deed of Partnership which is duly registered in the office of Registrar of Partnership Firm vide Application No. 4810005303787, Receipt No. PU000088572 dated 12/02/2021. Again reconstruction of Partnership Firm dated 22/03/2024 vide Application No. 4810007779016 on same date and all development rights concerning the land with Survey with Survey numbers 43/1/4/1/1/11(P), 43/1/1/3A/1A/2(P), and 43/1/1/3B/2B/18 will exclusively belong to Dhiraj Construction, as agreed upon by all the partners of the firms.

Qualifying comments/remarks if any

Accordingly, this further Additional Search Report is issued.

3. The Report reflecting the flow of the title of the (owner/promoter/developer/company) DHIRAJ CONSTRUCTION on the said land by advocate Deepali Dhamale dated 06/01/2022 is enclosed herewith as annexure.

Encl. Annexure:

1. Search report for 30 years commencing from the year 1993 to 2022 dated 06/01/2022 and supplementary search from 06/01/2022 to dated 04/03/2024.
2. Lay out sanctioned Plan under Commencement Certificate No. CC/3205/2023, dated 13/03/2024, issued by Pune Municipal Corporation.



3. Tahasildar Haveli, Pune has issued permission for non-agricultural use for 3805.84 sq. mts. land vide letter dated 20/03/2024 having Outward No. NA/SR/106/2024.

Dated: 02/04/2024.



(Mrs. Deepali Manoj Dhamale)
Advocate

FORMAT -A
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID land bearing (a) **Survey No. 43/1/1/3A/1A/2(P), area admeasuring 00 H. 32 R. i.e. 3200 Sq. Mtrs.** out of total areaadmeasuring about 00 H. 40 R. i.e. 40 Gunthas, (b) **Survey No. 43/1/4/1/1/11(P)admeasuring area about 00 H. 6.50 R. i.e. 650 Sq. Mtrs.** out of total area admeasuring about 00 H. 63 R. and (c) **Survey No. 43/1/1/3B/2B/18, area admeasuring 00 H. 1 R. i.e. 100 Sq. Mtrs., All together 43/1/1/3A/1A/2(P) + 43/1/4/1/1/11(P) + 43/1/1/3B/2B/18 total area admeasuring about 00 H. 39.50 R., i.e 3950 Sq. Mtrs.** situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. within the limits of Pune Municipal Corporation, registration District Pune, (hereinafter referred as the said plot).

- 1) 7/12 Extract/Property Registered cards on dated application for registration.
- 2) Related Mutation Entries : 2202, 18623, 18802, 20301, 12962, 5985, 8697, 13458, 3453, 14635, 13526, 7581, 14407, 18746, 20216, 20174, 20236, 20648, 20174, 20236, 22246, 22400, 4735, 16673, 8589, 15898, 8529, 22443, 15897, 14510, 4788, 6068, 6418, 2510, 17953, 18034, 18089, 13304, 14616, 17820, 15941, 21137, 21055, 11381, 21137, 14622, 14590, 21055, 13525, 13558, 14714, 20927, 16673, 18088, 20723, 20236, 22246, 22400, 22443.
- 3) Search report for 30 years commencing from theyear 1993 to 2022 dated 06/01/2022and supplementary search from 06/01/2022 to dated 04/03/2024.
- 4) Any other relevant title-
- 5) Litigation if any- No.

Date: 02/04/2024



(Mrs. Deepali Manoj Dhamale)
Advocate