

ADV. ANIL T. TAMBE

(B.Com. LL.B. D.L.L & L.W.)

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FORMAT - A

(Circular No. 28/2021)

To,

Hon'ble MahaRERA Authority,

at :- 6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of - S. No. 7 Hissa No. 3/1A, 3/1B, 3/1B/2, 3/2, 2/1A, 3/3 and 34 area admeasuring 00 H. 05 R. i.e. 500 Sq. Mtrs., (ii) S. No. 7 Hissa No. 3/2 area total area admeasuring 1400 Sq. Mtrs. i.e. 00 H. 14 R. of revenue village Dhayari, Tal. Haveli, District Pune (Hereinafter referred as the said Properties).

I have investigated the title of the said Properties on the request of M/s. Kudale Patil & Jadhav Ventures LLP through partner Mr. Mayur Akrur Kudale & Ors and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY:-

- (I) All those pieces and parcels of contiguous land falling in residential zone bearing
- (A) S. No. 7/2/1A area admeasuring 00 H. 27 R. out of 00 H 34 R, Assessed at 01 Rs. 37 Paise,
- (B) S. No. 7 Hissa No. 3/1A area admeasuring 00 H 21 R, Assessed at 00 Rs. 44 Paise,
- (C) S. No. 7/3/1B/1 area admeasuring 00 H 07 R, Assessed at 00 Rs. 14 Paise,
- (D) S. No. 7/3/1B/2 area admeasuring 00 H 07 R, Assessed at 00 Rs. 14 Paise,
- (E) S. No. 7/3/1B/3 area admeasuring 00 H 07 R, Assessed at 00 Rs. 14 Paise,
- (F) S. No. 7 Hissa No. 3/2 area admeasuring 00 H 29 R, Assessed at 00 Rs. 54 Paise,
- (G) S. No. 7/3/3 area admeasuring 00 H 22 R, out of entire area admeasuring 00 H 22 R, Assessed at 00 Rs. 47 Paise, And
- (H) S. NO. 8 Hissa No. 34 area admeasuring 00 H 41 R, Assessed at 02 Rs. 31 Paise. Total area admeasuring 01 H 61 R i.e. 16100 Sq. Mtrs. and which is collectively bounded as under :

ON OR TOWARDS THE

- East : By Nala
South : By S. No. 7 (Part)
West : By 15 Mtrs wide Road
North : By S. No. 8 (Part)



2) DESCRIPTION OF THE PROPERTY UNDER DEVELOPMENT :-

All those pieces and parcels of contiguous land falling in residential zone bearing (1) S. No. 7 Hissa No. 3/1A area admeasuring 00 H 05 R out of 00 H. 21 R., (2) S. No. 7 Hissa No. 3/2 area admeasuring 00 H 04 R out of 00 H. 29 R. and (3) S. NO. 8 Hissa No. 34 area admeasuring 00 H 05 R out of 00 H. 41 R. i.e. total area admeasuring **00 H 14 R** i.e. 1400 Sq. Mtrs. and which is collectively bounded as under :

On or towards the

East : By Nala

South : By S. No. 7 (Part)

West : By 15 Mtrs wide Road

North : By S. No. 8 (Part)

Together with all appurtenances and easement, ingress, egress, ancillary, incidental and consequential rights thereto.

3) The documents of allotment of properties.

(A) Revenue Record

I S. No. 7 Hissa No. 3/1A	
1	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 1953/54 to 1962/63
2	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 1964/65 to 1978/79
3	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 1979/80 to 1992/93
4	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 1992/93 to 2010/11
5	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 2011/12 to 2014/15
6	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/1A from 2018 to 2020
7	Mutation Entry No's : 3345, 6732, 11181, 13533, 13535, 13538, 13936, 14024
II S. No. 7 Hissa No. 3/2	
1	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 1953/54 to 1962/63
2	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 1964/65 to 1978/79
3	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 1979/80 to 1992/93
4	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 1992/93 to 2010/11
5	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 2011/12 to 2014/15
6	Copy of 7/12 Extract of S. No. 7 Hissa No. 3/2 from 2018 to 2020
7	Mutation Entry No's. 2118, 2611, 3345, 3556, 4827, 5366, 10732, 13938, 14024, 14789, 16089
III S. No. 8 Hissa No. 34	
1	Copy of 7/12 Extract of S. NO. 8 Hissa No. 34 from 1954/55 to 1978/79
2	Copy of 7/12 Extract of S. NO. 8 Hissa No. 34 from 1979/80 to



	1992/93
3	Copy of 7/12 Extract of S. NO. 8 Hissa No. 34 from 1993/94 to 2010/11
4	M. E. No's. 2919, 3345, 6939, 8952, 9063, 10546, 10577, 13722, 13937, 16089, 17076

(B) Title Documents

1	Copy of Partition Deed which was executed and registered on 10/07/1998 before Sub Registrar Hvl No. 9 at SR. No. 5578/1998 by and between Family of Haribhau Dagadu Benkar (Bendkar) and accordingly S. NO. 8 Hissa No. 34 area admeasuring 00 H 17 R allotted to Mr. Bhagubai Haribhau Benkar (Bendkar) and others and S. NO. 8 Hissa No. 34 area admeasuring 00 H 24 R allotted to Tulshiram Dagadu Benkar (Bendkar) .
2	Copy of Release Deed which was executed and registered on 18/11/2002 before Sub Registrar Hvl No. 16 at Sr. No. 5805/2002 by and between Kamal Kesu Gaikwad and others (Releasers) in favour of Mr. Dattatray Tulshiram Benkar (Bendkar) (Releasee) in respect of S. NO. 8 Hissa No. 34.
3	Copy of Sale Deed which was executed and registered on 09/07/2010 before Sub Registrar Hvl No. 20 at Serial No. 5776/2010 by and between Raghu Krushna Benkar (Bendkar) and others (Vendors) and Mr. Dattatray Tulshiram Benkar (Bendkar) (Purchaser)
4	Copy of Sale Deed which was executed on 09/07/2010 and registered on 12/07/2010 before Sub Registrar Hvl No. 20 at Serial No. 5777/2010, by and between Mr. Baban Krushnaji Benkar (Bendkar) and others (Purchasers) and Mr. Dattatray Tulshiram Benkar (Bendkar) and others (Vendors) in respect of S. NO. 8 Hissa No. 34 area admeasuring 00 H 6.5 R.
5	Copy of Sale Deed which was executed and registered on 13/07/2012 before Sub Registrar Hvl No. 16 at Serial No. 6076/2012, by and between M/s. Chintan Builders through Prop. Akrur Babanrao Kudale (Purchasers) and Mr. Dattatray Tulshiram Benkar (Bendkar) and others (Vendors) in respect of S. NO. 8 Hissa No. 34 area admeasuring 00 H 9.5 R.
6	Copy of Sale Deed which was executed on 13/07/2012 and registered on 16/07/2012 before Sub Registrar Hvl No. 16 at Serial No. 6075/2012 by and between M/s. Chintan Builders through Prop. Akrur Babanrao Kudale (Vendor) and Mr. Dattatray Tulshiram Benkar (Bendkar) and others (Purchaser)
7	Easement Agreement (Right of way) is/was executed and registered on 16/07/2012 before Sub Registrar Hvl No. 16 at Sr. No. 6128/2012 by and between Mr. Dattatray Tulshiram Benkar (Bendkar) and others.



8	Copy of Partition Deed dated 02/08/2013 which was executed and registered before Sub Registrar Hvl No. 9 at Sr. No. 7350/2013 by and between Balaso Baghwan Benkar (Bendkar) and others
9	Copy of Development Agreement which was executed and registered on 31/03/2022 before Sub Registrar Hvl No. 16 at Sr. No. 7127/2022 by and between Dattatray Tulshiram Benkar (Bendkar) and others (Land Owners) and M/s. Kudale Patil & Jadhav Ventures LLP through partner Mr.Mayur Akrur Kudale & Ors (Developers)
10	Copy of Power of Attorney which was executed and registered on 31/03/2022 before Sub Registrar Hvl No. 16 at Sr. No. 7129/2022 by and between Dattatray Tulshiram Benkar (Bendkar) and others (Land Owners) and M/s. Kudale Patil & Jadhav Ventures LLP through partner Mr.Mayur Akrur Kudale & Ors (Developers)

(C) Permissions and Sanctions

- Copy of Development Permission and commencement certificate dated 15/3/2016 issued by PMRDA Pune under No. BHA/Mouje Dhayari/S. No.7 Hissa No. 3/1A and others / Case No. 148/3706.
 - Copy of NA Order by Office of the Collector Pune (Revenue Branch) DG/16 No. PMRDA/NA/SR/87/2016 dated 20/5/2016
 - Pune Municipal commencement Certificate and Layout and Building Plans under NO. CC / 2683 /19 dated 03/02/2020.
 - Pune Municipal commencement Certificate and Layout and Building Plans Revised under No. CC / 0437/22 dated 24/05/2022.
- 3) 7/ 12 extract of New - (i) S. No. 7 Hissa No. 3/1A, (ii) S. No. 7 Hissa No. 3/2, (iii) S. NO. 8 Hissa No. 34 as on date of application for registration & Mutation Entry bearing No. 3345, 6732, 11181, 13533, 13535, 13538, 13936, 14024, 2118, 2611, 3345, 3556, 4827, 5366, 10732, 13938, 14024, 14789, 16089, 2919, 3345, 6939, 8952, 9063, 10546, 10577, 13722, 13937, 16089, 17076.
- 4) Search Report for 30 Years from 1993 to 2023 till date.

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. Kudale Patil and Jadhav Venture LLP and Mr. Yogesh Shivaji Benkar is clear, marketable and without any encumbrances.

Owners of the landed Properties owned by following land and also granted development rights -

Sr. No./ Hissa No.	total Area H = R.	Area under develop ment H = R.	Owners	Developers
7 Hissa No. 3/1A	00 = 21	00= 05	Mr Dattatray Tulshiram Benkar (Bendkar),	Kudale Patil and Jadhav Ventures LLP



7 Hissa No. 3/2	00 = 29	00 = 04	Mr Kishor Dattatray Benkar(Bendkar), Mr. Kundan Dattatray Benkar (Bendkar), Mr. Dattatray Tulshiram Benkar (Bendkar)	Kudale Patil and Jadhav Ventures LLP
8/34	00 = 41	00 = 05	Mr. Dattatray Tulshiram Benkar	Kudale Patil and Jadhav Ventures LLP
		00 = 14		
	Total	00 = 14 R. out of 1 H. 61 R. under amalgamated layout and building plan		

Abvoe said M/s. Kudale Patil and Jadhav Venture LLP holds an area admeasuring 00 H. 14 R. out of S. No. 7 Hissa No. 3/1A, S. No. 7 Hissa No. 3/2, and NO. 8 Hissa No. 34 of revenue village Dhayari , Tal. Haveli, Dist. Pune.

The Report reflecting the flow of the title of the M/s. Kudale Patil and Jadhav Venture LLP on the said land is / are enclosed herewith as annexure.

Encl : Annexure.

Date : 08/03/2023



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ADV. ANIL T. TAMBE