



- Resi. : Flat No. 11, Sai Palace CHS Limited, Next to Lohia Jain I.T. Park, Kothrud, Pune -411038.
- Mob. : 7798413945 Email: ojaswita.dhanve91@gmail.com

Date:30/09/2023

FORMAT — A
(Circular No.: -28/2021)

To,
MahaRERA,
Head Office at Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land area admeasuring about 01 Hectare 48.31 Ares i.e. 14831 sq.mtrs. (including Potkharaba), from and out of Survey No. 274, totally admeasuring about 01 Hectare 51.20 Ares, (including Potkharaba) which is assessed at Rs.07.50 Ps of Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune, within the Registration District of Pune, the Registration Sub-district of Taluka Mulshi, and also situated within the limits of Pune Municipal Corporation (hereinafter referred as the said plot)

A. I have investigated the title of the said plot on the request of **M/S. DREAM WORKS REALTORS**, ("Developer") and following documents i.e. :-

1) Description of the property:

All that pieces and parcels of land admeasuring about 01 Hectare 48.31 Ares i.e. 14831 sq.mtrs. (including Potkharaba), from and out of Survey No. 274, totally admeasuring about 01 Hectare 51.20 Ares, (including Potkharaba) which is assessed at Rs.07.50 Ps of Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune, within the Registration District of Pune, the Registration Sub-district of Taluka Mulshi, and also situated within the limits of Pune Municipal Corporation.

2) The documents pertaining to the Properties:

- i) Photocopy of Development Agreement dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar is registered at Sub-Registrar Haveli No. 15, Pune at Serial No. 11155/2022 on 28/06/2022.
- ii) Photocopy of Irrevocable Power of Attorney dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar is registered at Sub-Registrar Haveli No. 15, Pune at Serial No. 11156/2022 on 28/06/2022.
- iii) Photocopy of Zone Certificate dated 13/04/2022 issued by PMRDA.

3) 7/12 extract:

Extracts of the 7/12 in respect of the properties issued by the concerned authority.

B. 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





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Development Rights and other related rights obtained by **M/S. DREAM WORKS REALTORS**, is clear, marketable and without any encumbrances, subject to charge of Special Civil Suit No. 1636/2019, Which is pending before Hon'ble Civil Court Sr. Division Pune at Pune.

Owners of the land

S.no. 274

1. Mr. Vijay Sudam Dagade (And being natural guardian of his minor child Ms. Mrunali Vijay Dagade) 2. Mrs. Sangita Vijay Dagade, 3.Mr. Nikhil Vijay Dagade 4. Mrs. Mayuri Nimitesh Shedge 5. Mrs. Laxmibai Sudam Dagade 6. Mrs. Kusum Uttam Dagade 7. Mr. Sachin Uttam Dagade (For himself And being natural guardian of his minor child Mr. Sahil Sachin Dagade) 8.Mrs. Dipali Sachin Dagade 9. Mr. Saurabh Sachin Dagade, 10. Mr. Machindra Uttam Dagade (For himself And being natural guardian of his minor children Shruti Machindra Dagade & Samarth Machindra Dagade) 11. Mrs. Trupti Machindra Dagade 12. Mrs. Aruna Dilip Galande (Name before marriage Ms. Aruna Uttam Dagade) 13. Mrs. Surekha Ankush Dabhade (Name before marriage Ms. Surekha Uttam Dagade) 14. Mrs. Ranjana Kashinath Dagade 15. Mr. Sanjay Kashinath Dagade (For himself And being natural guardian of his minor child Prathamesh Sanjay Dagade) 16. Mrs. Vandana Sanjay Dagade 17. Ms. Samruddhi Sanjay Dagade 18.Mr. Sunil Kashinath Dagade (For himself and being natural guardian of his minor children Kavya & Shlok Sunil Dagade) 19. Mrs. Kishori Sunil Dagade 20. Mrs. Rekha Maruti Balwadkar (Name before marriage Ms. Rekha Kashinath Dagade) 21. Mrs. Nirmala D. Satpute (Name before marriage Ms. Nirmala Kashinath Dagade) 22. Mrs. Suman Nana Dagade 23. Mr. Pramod Nana Dagade(For himself And being natural guardian of his minor children Ayush Pramod Dagade & Anushka Pramod Dagade) 24. Mrs. Ashwini Pramod Dagade 25. Mrs. Maya Tukaram Chondhe 26. Mrs. Pramila Vilas Zarande(Name before marriage Ms. Pramila Nana Dagade)

C. The report reflecting the flow of the title of the **Owner/Developer** on the said land is enclosed herewith as annexure.

Date:30/09/2023



O.J.Dhanve
Adv.

Ojaswita J. Dhanve
Advocate



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FLOW OF THE TITLE OF THE SAID LAND.

1. Photocopy of 7/12 extracts in respect of the property bearing Survey No. 274 of Village Bavdhan Budruk, Tal -Mulshi, Dist-Pune.
2. Mutation Entries No. 2345, 2809, 2858, 3139, 4136, 5568, 5789, 6349, 6364, 6365, 6366, 6375.
3. Photocopy of Agreement dated 06/06/1997 executed by Mr. Sudam Dnyandeo Dagade in favour of Mr. Hanumant Narayan Balkawade which is registered in the office of Sub-Registrar Mulashi (Paud), Pune at Serial No. 2878/1997.
4. Photocopy of Agreement dated 06/06/1997 executed by Mr. Sudam Dnyandeo Dagade in favour of Mr. Hanumant Narayan Balkawade which is registered in the office of Sub-Registrar Mulashi (Paud), Pune at Serial No. 2879/1997.
5. Photocopy of Release Deed dated 30/05/2012 executed by Shakuntala Sayaji Walunjkar in favour of Kashinath Dnyandev Dagade, Vijay Sudam Dagade, Sachin Uttam Dagade, Macchindra Uttam Dagade, Pramod Nana Dagade, which is registered in the office of Sub-Registrar Haveli No. 13, Pune at Serial No. 4620/2012.
6. Photocopy of Release Deed dated 30/05/2012 executed by Tanhabai Yashwant Bandal in favour of Mr. Kashinath Dnyandeo Dagade and others, which is registered in the office of Sub-Registrar Haveli No. 13, Pune at Serial No. 5308/2012 on 22/06/2012.
7. Photocopy of Release Deed dated 05/10/2018 executed by Sunita Suresh More, Vikram Suresh More, Poonam Kiran Shedge in favour of Mr. Vijay Sudam Dagade and Smt. Laxmibai Sudam Dagade, which is registered in the office of Sub-Registrar Haveli No. 16, Pune at Serial No. 15870/2018 on 05/10/2018.
8. Photocopy of Release Deed dated 22/10/2018 executed by Bhanudas Dnyanoba More in favour of Mr. Yashwant Dnyanoba More, which is registered in the office of Sub-Registrar Haveli No. 22, Pune at Serial No. 17058/2018 on 22/10/2018.
9. Photocopy of Development Agreement dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalindar Balwadkar is registered at Sub-Registrar Haveli No. 15, Pune at Serial No. 11155/2022 on 28/06/2022.
10. Photocopy of Irrevocable Power of Attorney dated 21/06/2022 executed by Mr. Vijay Sudam Dagade and others in favour of Dream Works Realtors through its Partner Mr. Narendra Jalinder Balwadkar is registered at Sub-Registrar Haveli





Ojaswita J. Dhanve (B.com.LLM.)

ADVOCATE

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No. 15, Pune at Serial No. 11156/2022 on 28/06/2022.

11. Photocopy of Zone Certificate dated 13/04/2022 issued by PMRDA.

- 1) 7/12 extract for the year 1993 to 2023 in respect of Survey No. 274.
- 2) Mutation Entry Nos. 2345, 2809, 2858, 3139, 4136, 5568, 5789, 6349, 6364, 6365, 6366, 6375.

Detail Search and Title Report is annexed with this report.

Further, there is no charge on the said project land.

Place: Pune
Date: 30/09/2023



O.J. Dhanve
Adv.

Ojaswita J. Dhanve
Advocate