

SEARCH AND TITLE REPORT

PROPERTY/LAND ADMEASURING 500.00 SQ. MTS.

BEARING SURVEY NO. 90 HISSA NO.2/1B/9,

(PRIVATE PLOT NO.C1)

VILLAGE- BANER, TALUKA-HAVELI, DISTRICT.-PUNE

UMESH P. DHOTRE
B.A., LL.B.
Advocate



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E-mail : umesh_dhotre@rediffmail.com

Date : 16/08/2023

FORMAT-A
(CIR.No.28/2021)

To,
MahaRera
6 & 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 to the property/ land admeasuring 500.00 Sq.mts. situated at Survey No. 90, Hissa No. 2/1B/9,Village-Baner, Tal.-Haveli, District-Pune, and property/land which has been assigned plot no. C1 out of private layout earlier made in respect of land bearing Survey No. 90, Hissa No. 2/1B/9 Village- Baner

We have investigated into title in respect of the said property/land on the request of M/s. Mak Developers a proprietorship firm through its proprietor Mr. Damjibhai Vastabhai Makwana R/o S.No. 25, Silver space, Office No. 12D, Second Floor, A-Wing, Vishal Nagar, Pimple Nilakh, Pune 411027. Our observations in respect thereof are as under:-

Umesh P. Dhotre
Umesh P. Dhotre
Advocate
MAH/815/2009

1) Description of Property :-

All that piece and parcel of property/land bearing S. No.90, Hissa No.2/1B/9 at Village Baner, Taluka -Haveli, District -Pune and within the limits of Pune Municipal Corporation Pune, and within the jurisdiction of Sub-Registration District of Pune, Sub-Registrar Haveli District - Pune and property/land which has been assigned plot no. C1 out of private layout earlier made in respect of land bearing Survey No. 90, Hissa No. 2/1B/9 Village- Baner, admeasuring about 500 Sq. Mts. and is bounded as under -

On or towards East : By 20 feet internal road.

On or towards South : By land out of Survey No.90, Baner.

On or towards West : Partly By 20 feet internal road of private Layout

On or towards North : By land out of Survey No.88, Baner.

2) Documents of allotment of the said property/land:

S.N.	Particulars	Sr. No. and Date
1.	7/12 Extracts	For years 1989 to 2023
2.	Sale Deed between Mr.Basavaraj Balappa Girisagar And Mr. Madhukar Martand Deshpande Mrs. Shubhalaxmi Shrirang Deshpande	Sr. No. 6468/1987 Dtd. 17/07/1986 Renumbered as 7109/2002 Mutation Entry No. 4027
3.	Will and Testament by Mr. Madhukar Martand Deshpande In favour of Mr. Shrirang Madhukar Deshpande	Will & Testament Dtd. 10/02/1987 Mutation Entry No. 8608

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		Dtd. 29/08/1999
4.	Regularization Certificate issued By Pune Municipal Corporation	Cert. No. 7687 Dtd. 07/11/2003
5.	Development Agreement Between Mr. Shrirang Madhukar Deshpande Mrs. Shubhalaxmi Shrirang Deshpande And M/s. Express Developers through its One of the Partners Mr. Parag Arvind Nadgauda	Sr. No. 6710/2007 Regd. at Hvl.XI Dtd. 10/08/2007
6.	Sale Deed Between Mr. Shrirang Madhukar Deshpande Mrs. Shubhalaxmi Shrirang Deshpande Through constituted Attorney Mr. Parag Arvind Nadgauda as partner of M/s. Express Developers And Unique Combines Engineers Pvt. Ltd. Through its Directors Mr. Shrikant Digambar Kulkarni Mr. Atul Babulal Vora	Sr. No. 10611/2010 Reg. at Hvl.-I Dtd. 23/11/2010 Mutation Entry No. 17857 Dtd. 10/02/2011
7.	Retirement Deed of Mr. Atul Babulal Vora (The name of Mr. Atul Babulal Vora replaced with Mrs. Rajashri Shrikant Kulkarni)	Mutation Entry No. 21904 Dtd. 19/10/2018
8.	Deed of Conveyance Between Unique Combines Engineers Pvt. Ltd. Through its Director Mrs. Rajashri Shrikant Kulkarni And	Sr. No. 2719/2019 Reg. at Hvl.-XII Dtd. 22/02/2019 Mutation Entry No. 22099

	M/s. Aum Constructions through its Partners Mr. Inderkumar Nihalchand Chawla Mr. Kunal Sunil Lohiya	Dtd. 21/05/2019
9.	NA Oder – Office of Tahsildar Haveli, Pune.	Letter No. NA/SR/50/2021 dtd. 03/06/2022
9.	Sale Deed Between M/s. Aum Constructions through its Partners Mr. Inderkumar Nihalchand Chawla Mr. Kunal Sunil Lohiya And M/s. Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana	Sr. No. 10790/2022 Reg. at Hvl.-XIX Dtd. 08/06/2022 Mutation Entry No. 23640 Dtd. 13/07/2022

3) Search report for the period of 30 years from 1987 to 2023

4) History of Title:-

- a) All that piece and parcel of above said property/land was originally owned and possessed by Mr. Basavaraj Balappa Girisagar.
- b) It appears that vide sale deed dtd. 17/07/1986 Mr. Basavaraj Balappa Girisagar conveyed the property to and in favour of Mr. Madhukar Martand Deshpande and Mrs. Shubhalaxmi Shrirang Deshpande vide Sr. No. 6468/1987 which is subsequently renumbered as Sr. No. 7109/2002. The names of Mr. Madhukar Martand Deshpande and Mrs. Shubhalaxmi Shrirang Deshpande were entered on the revenue record in respect of the said property as the owners thereof vide mutation entry no. 4027.

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- c) It appears that Mr. Madhukar Martand Deshpande died on 30/03/1997 leaving behind him his last will and Testament dtd. 10/02/1987 whereby he bequeathed his share in favour of his son named Mr Shrirang Madhukar Deshpande . The name of the said Mr. Madhukar Martand Deshpande was deleted and the name of his son Mr. Shrirang Madhukar Deshpande was entered on the revenue record in respect of the said property as the owners thereof vide mutation entry no.8608 dtd. 29/08/1999.
- d) It appears that on the application made by Mrs. Shubhalaxmi Shrirang Deshpande and Mr. Shrirang Madhukar Deshpande to Pune Municipal Corporation, the authority has issued the Regularization Certificate (Gunthewari Certificate) which bears no. 7687 dtd. 07/11/2003.
- e) It appears that Mrs. Shubhalaxmi Shrirang Deshpande and Mr. Shrirang Madhukar Deshpande have granted the rights of development and purchase of the said land in favour of M/s. Express Developers through its One of the Partners Mr. Parag Arvind Nadgauda vide agreement dtd. 10/08/2007 which is regd. at Sr. No. 6710/2007 at sub-Registrar Hvl. XI Pune.
- f) It appears that Mrs. Shubhalaxmi Shrirang Deshpande and Mr Shrirang Madhukar Deshpande , by duly constituted Attorney, Mr. Parag Arvind Nadgauda in his capacity as one of partners of the M/s. Express Developers conveyed the said property in favour of Unique Combines Engineers Pvt. Ltd. through its Directors Mr. Shrikant Digambar Kulkarni, Mr. Atul Babulal Vora vide agreement dtd. 23/11/2010 which is regd. at Sr. No. 10611/2010

at sub-Registrar Hvl.-I Pune. The name of Unique Combines Engineers Pvt. Ltd. was entered on the revenue record in respect of the said property as the owners thereof vide mutation entry no. 17857 dtd. 10/02/2011.

- g) Pursuant to the retirement of the said Mr. Atul Babulal Vora as Director of Unique Combines Engineers Pvt. Ltd., his name was deleted from the revenue record in respect of the said property and the name of Mrs. Rajashri Shrikant Kulkarni another Director of Unique Combines Engineers Pvt. Ltd. was entered thereon vide mutation entry no. 21904 dtd. 19/10/2018.
- h) It appears that vide Deed of Conveyance dated 22/02/2019 duly registered at Sr. No. 2719/2019 at office Haveli No. XII Pune, Unique Combines Engineers Pvt. Ltd. conveyed the said property to and in favour of M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya. The name of M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya, was entered thereon vide mutation entry no. 22099 dtd. 21/05/2019.
- i) It appears that M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya, had made application to the office of Tahsildar, Haveli Pune for conversion of use of the said property/Land to Non-Agricultural purpose and the same has been granted by the said office vide letter no. NA/SR/50/2021 dtd. 03/06/2022.


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- j) It appears that vide Sale Deed dated 08/06/2022 duly registered at Sr. No. 10790/2022 at office Haveli No. XIX Pune, M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya, conveyed the said property to and in favour of Mak Developers. The name of Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana. The name of Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana was entered thereon vide mutation entry no. 23640 dtd. 13/07/2022.

2/- 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 owner M/s. Mak Developers is clear, marketable and without any encumbrances.

Owner of the Land:

All that piece and parcel of property/land bearing S. No.90, Hissa No.2/1B/9 at Village Baner, Taluka -Haveli, District -Pune and within the limits of Pune Municipal Corporation Pune, and within the jurisdiction of Sub-Registration District - Taluka Haveli, District - Pune and property/land which has been assigned plot no. C1 out of private layout earlier made in respect of land bearing Survey No. 90,	M/s. Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana
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Hissa No. 2/1B/9 Village- Baner, admeasuring about 500 Sq. Mts.	
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Qualifying Comments:

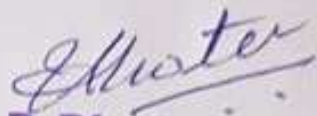
The Title of M/s. Mak Developers on the said land is good, valid, marketable, clear and salable.

Pune

3/- The report reflecting the flow of title of the said M/s. Mak Developers with respect to said property is enclosed herewith as Annexure.

ENCL: ANNEXURE

Date : 16/08/2023


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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) The name of the owner M/s. Mak Developers through its proprietor reflects in the 7/12 extract issued by the revenue office, Haveli, Pune.
- 2) The mutation entry no. 23640 dtd. 13/07/2022 has given effect to the record of rights.
- 3) Search report for 30 years from 1987 to 2023 has taken from Sub-Registrar office Haveli, Pune
 - a) That All that piece and parcel of property/land bearing S. No.90, Hissa No.2/aB/9 at Village Baner, Taluka -Haveli, District -Pune and within the limits of Pune Municipal Corporation Pune, and within the jurisdiction of Sub-Registration District - Taluka Haveli, District - Pune, and property/land which has been assigned plot no. C1 out of private layout earlier made in respect of land bearing Survey No. 90, Hissa No. 2/1B/9 Village- Baner, admeasuring about 500 Sq. Mts. was originally owned and possessed by Mr. Basavaraj Balappa Girisagar.
 - b) That abovesaid title holder decided to convey the property to and in favour of Mr. Madhukar Martand Deshpande and Mrs. Shubhalaxmi Shrirang Deshpande vide Sr. No. 6468/1987 dtd. 170/07/1986 which is subsequently renumbered as Sr. No. 7109/2002. Thereof Mr. Madhukar Martand Deshpande and Mrs. Shubhalaxmi Shrirang Deshpande became the owners of the said property.

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- c) That Mr Shrirang Madhukar Deshpande became co-owner of the property vide will and Testament dtd. 10/02/1987 made by Mr. Madhukar Martand Deshpande. His name is confirmed as co-owner in 7/12 Extract vide Mutation Entry No. 8608 dtd. 29/08/1999.
- d) That on the application made by Mrs. Shubhalaxmi Shrirang Deshpande and Mr Shrirang Madhukar Deshpande to Pune Municipal Corporation, the authority has issued the Regularization Certificate(Gunthewari Certificate) which bears no. 7687 dtd. 07/11/2003.
- e) It appears that Mrs. Shubhalaxmi Shrirang Deshpande and Mr Shrirang Madhukar Deshpande have granted the right of development and purchase of the said land in favour of M/s. Express Developers through its One of the Partners Mr. Parag Arvind Nadgauda vide agreement dtd. 10/08/2007 which is regd. at Sr. No. 6710/2007 at sub-Registrar Hvl. XI Pune.
- f) It appears that Mrs. Shubhalaxmi Shrirang Deshpande and Mr Shrirang Madhukar Deshpande , by duly constituted Attorney, Mr. Parag Arvind Nadgauda in his capacity as one of partners of the M/s. Express Developers conveyed the said property in favour of Unique Combines Engineers Pvt. Ltd. through its Directors Mr. Shrikant Digambar Kulkarni ,Mr. Atul Babulal Vora vide agreement dtd. 23/11/2010 which is regd. at Sr. No. 10611/2010 at sub-Registrar Hvl.-I Pune. The

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name of Unique Combines Engineers Pvt. Ltd. was entered on the revenue record in respect of the said property as the owners thereof vide mutation entry no. 17857 dtd. 10/02/2011.

- g) Pursuant to the retirement of the said Mr. Atul Babulal Vora as Director of Unique Combines Engineers Pvt. Ltd., his name was deleted from the revenue record in respect of the said property and the name of Mrs. Rajashri Shrikant Kulkarni another Director of Unique Combines Engineers Pvt. Ltd. was entered thereon vide mutation entry no. 21904 dtd. 19/10/2018.
- h) It appears that vide Deed of Conveyance dated 20/02/2019 duly registered at Sr. No. 2719/2019 at office Haveli No. XII Pune, Unique Combines Engineers Pvt. Ltd. conveyed the said property to and in favour of M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya. The name of M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya, was entered thereon vide mutation entry no. 22099 dtd. 21/05/2019.
- i) It appears that M/s. Aum Constructions through its partners Mr. Inderkumar Nihalchand Chawla and Mr. Kunal Sunil Lohiya, had made application to the office of Tahsildar, Haveli Pune for conversion of use of the said property/Land to Non-Agricultural purpose and the same has been granted by the said office vide letter no. NA/SR/50/2021 dtd. 03/06/2022.

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j) It appears that vide Sale Deed dated 08/06/2022 duly registered at Sr. No. 10790/2022 at office Haveli No. XIX Pune, M/s. Aum Constructions through its partners Mr. Inderkumar

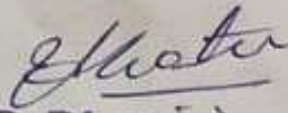
Nihalchand Chawla and Mr. Kunal Sunil Lohiya, conveyed the said property to and in favour of Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana. The name of Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana. The name of Mak Developers through its proprietor Mr. Damjibhai Vastabhai Makwana was entered thereon vide mutation entry no. 23640 dtd. 13/07/2022.

k) I have taken online search in respect of the said property from the web portal www.igrmaharashtra.in by giving inputs of S. No. 90 of village Baner, Tal-Haveli District Pune for the period of 30 years from 1987 to 2023 in sub Registrar Haveli Pune by paying necessary search fee online with the department vide receipt GRN No. MH006638637202324P dtd. 14/08/2023

4) That during online search we didn't come across any adverse entry recorded relating to the said property.

5) Litigation if any :-

We observed said property is free hold property. That during online search we didn't come across any lispendence recorded relating to the said property.


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CHALLAN
MTR Form Number-6



GRN	MH006638637202324P	BARCODE			Date	14/08/2023-14:06:00		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Umesh Parashuram Dhotre			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				300.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Three Hundred Rupees Only			
Total				300.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502023081403720		6755481738018	
Cheque/DD No.					Bank Date	RBI Date	14/08/2023-14:06:16		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 167765643

Mobile No. : 9850647869

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.