

ADVOCATE VINOD M. MUTHA
(B.A, L.L.B, D.T.L)
Notary (Govt. of India)



Office Address: Flat No. 202, Abhishek Apartment, Lane No. 7, Subhashnagar,
1295 Shukrawar Peth, Pune 411002
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Date : 06/11/2024

-FORMAT – A-
(Circular No.:- 28/2021)

To

MahaRERA

Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to respect of the property bearing Survey No. 4/7/3 admeasuring about 1000 sq.mtrs. and Survey No.4/7/4 admeasuring about 1000 sq. mtrs. corresponding CTS NO. 144 (Pi) of village Dhankawadi, Taluka Haveli, District-Pune (hereinafter referred as the said "Property")

I have investigated the title of the said plot on the request of the Shri. Narendra Maganlal Solanki, Prop. of Shree Developers and herein after referred to as the Promoter, Office at 297/245 B, Shivajinagar, Pune and following documents i.e. :-

1) Description of the property.

All that piece and parcel of the land bearing Survey No.4, Hissa No.7/3 corresponding CTS NO. 144 (Pi), admeasuring about 1000 sq. mtrs. and Survey No.4, Hissa No.7/4, corresponding CTS NO. 144 (Pi) admeasuring about 1000 sq. mtrs., Lying, being and situated at revenue village Dhankawadi, Taluka Haveli, District Pune

2) The documents of allotment of plot.

- Development Agreement dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6302/2016,
- Power of Attorney dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6303/2016 ,
- Development Agreement dated 02/11/2016. registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7716/2016,
- Power of Attorney dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7717/2016,



e. Supplementary Agreement dated 10/10/2023 registered in the office of the Sub-Registrar Haveli no. 1 at Sr. No. 19320/2023 and 19321/2023 on 10/10/2023.

- 3) 7/12 extract issued by Talathi Talathi,/Tahasildar Haveli, Mutation Entry No. 716, 3137,
4) Search report for 30 years from 1995 till 2024 issued by me.

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 Owners i.e. Shri. Madhukar Rambhau Kadam and after deceased through his legal heirs Mrs. Alka Madhukar Kadam, Mr. Nitin Madhukar Kadam and Ms. Shaila Madhukar Kadam and Shri. Krushana Rambhau Kadam, these owners entrusted development rights to Shri. Narendra Maganlal Solanki, Prop. of Shree Developers i.e. **Promoter** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land-

- A) Owners i.e. Shri. Madhukar Rambhau Kadam and after deceased through his legal heirs Mrs. Alka Madhukar Kadam, Mr. Nitin Madhukar Kadam and Ms. Shaila Madhukar Kadam of Survey No. 4 Hissa No. 7/3 admeasuring 10 R i.e. 1000 sq. mtrs.
B) Owners i.e. Shri. Krushna Rambhau Kadam of Survey No. 4 Hissa No. 7/4 admeasuring 10 R i.e. 1000 sq. mtrs.

(4) Qualifying comments/remarks-

The Promoter has exclusive right to use F.S.I., F.A.R., T.D.R. and consume all benefits of constructions or in monetary form arising and available from said Pune Municipal Corporation, under MRTP Act, D. C. Rules

3/- The report reflecting the flow of the title of the – as per 7/12 extract and Mutation Entry No. 716, 3137 and development rights of Shri. Narendra Maganlal Solanki, Prop. of Shree Developers i.e. **Promoter** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 06/11/2024

(Stamp)



Mutha
VINOD MUTHA
Advocate.

ADVOCATE VINOD M. MUTHA
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FLOW OF THE TITLE OF THE SAID LAND.

Following documents made available for inspection of the title i.e. :-

- a. Copy of 7/12 extract
- b. Mutation Entry No. 716, 3137, 18317.
- c. Copy of ULC Order dated 25/11/1983,
- d. Development Agreement dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6302/2016,
- e. Power of Attorney dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6303/2016,
- f. Development Agreement dated 02/11/2016. registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7716/2016,
- g. Power of Attorney dated 06/09/2016 registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7717/2016,
- h. Demarcation Certificate dated 06/08/2007, 15/05/2008 & 23/06/2021, 24/06/2021.
- i. Plan copy of No. DPO/CC/2095/09/01 Dated 01/10/2009 & CC/3829/21 dt. 08/03/2022
- j. Commencement certificate No. CC/2910/2013 dt. 04/12/2013.
- k. Commencement certificate No. CC/0426/19 dt. 30/05/2019.
- l. Copy of NA Order No. PMH/NA/SR/98/2014 dated 04/06/2015.
- m. Commencement Certificate No. CC/1199/18 dated 25/07/2018
- n. Copy of Plans dt. 30/05/2019.
- o. The above said executed Supplementary Agreement dated 10/10/2023 registered in the office of the Sub-Registrar Haveli no. 1 at Sr. No. 19320/2023 on 10/10/2023.



- p. Supplementary Agreement dated 10/10/2023 confirm the development agreement and power of attorney dated 06.09.2016 and registered in the office of the Sub-Registrar Haveli no. 1 at Sr. No. 19321/2023 on 10/10/2023.

Flow of Title-

- 1) That by virtue of Sale deed dated No.966/1960 dated 10/06/1960, Mrs. Kasturabai Rambhau Kadam purchased the land bearing survey No.4, Hissa no.7 area 1 Acre 2 Guntha from Shri. Janardan Dhondiba Jangale. Mrs. Kasturabai Rambhau Kadam became the owner of the said property, also her name is recorded into record of rights vide Mutation Entry no.716 and effect is given to village Form No.7/12.
- 2) That Mrs. Kasturabai Rambhau Kadam filed returns under ULC Act, 1976, and by its Order dt. 25/11/1983, the said Authority consider 4 units of Mrs. Kasturabai Rambhau Kadam family.
- 3) That it appears from Mutation Entry No.3137 that Mrs. Kasturabai R. Kadam made an application for the distribution of the land out of survey No.4 Hissa no.7 as per the order of Competent Authority, Urban Ceiling Act, vide its order in case No.1553 K. +1619 to 1621 K LK.D.K./8/Vashi/775/83 dated 27/12/1983.
- 4) On Application of said Mrs. Kasturabai R. Kadam and according to the said order the survey number 4, Hissa no.7 distributed as under –
 - a. Survey No.4, Hissa No.7/1, admeasuring about 1000 sq. mtrs. assessment of Rs. 0.20 Paise to Mrs. Kasturabai Rambhau Kadam,
 - b. Survey No.4, Hissa no.7/2, admeasuring about 1000 sq. mtrs. assessment of Rs. 0.20 Paise to Dashrath Rambhau Kadam,
 - c. Survey No.4, Hissa no.7/3, admeasuring about 1000 sq. mtrs. assessment of Rs. 0.19 Paise to Madhu Rambhau Kadam,
 - d. Survey No.4 and Hissa no.7/4, admeasuring about 1000 sq. mtrs. assessment of Rs. 0.19 Paise to Krushna Rambhau Kadam and effect is given to Village Form No. 7/12 vide Mutation Entry No. 3137 Certified on 10/02/1984.
- 5) Thereafter Survey No.4, Hissa No.7/3 owned by Shri. Madhu @ Madhukar Rambhau Kadam and Survey No.4, Hissa No.7/4, admeasuring about 1000 sq.mtrs. owned by Shri.Krushna Rambhau Kadam.
- 6) That by virtue of Development Agreement dated 06/09/2016, Shri. Madhukar Rambhau Kadam and his family members- Mrs. Alka Madhukar Kadam, Mr. Nitin Madhukar Kadam and Ms. Shaila Madhukar Kadam assigns S. No. 4 Hissa No. 7/3 admeasuring 10 R i.e. 1000 sq. mtrs. to and in favour of Shree Developers Proprietor Mr. Narendra Maganlal Solanki and said Development Agreement duly registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6302/2016 on



06/09/2016. In furtherance said Shri. Madhukar Rambhau Kadam and his family members- Mrs. Alka Madhukar Kadam, Mr. Nitin Madhukar Kadam and Ms. Shaila Madhukar Kadam also executed power of attorney dated 06/09/2016, to carryout development of the said property and authorized to sale flats/shop/s, office etc. in the said property intended to and in favour of Mr. Narendra Maganlal Solanki and said Development Agreement duly registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 6303/2016 on 06/09/2016.

Thereafter said Shri. Madhukar Rambhau Kadam expired on 04/11/2022 living behind him the above said legal heirs Mrs. Alka Madhukar Kadam, Mr. Nitin Madhukar Kadam and Ms. Shaila Madhukar Kadam the said legal heirs recoded to 7/12 extract vide Mutation Entry no. 18317 dt. 21/04/2023 and they executed Supplementary Agreement dated 10/10/2023 confirm the development agreement and power of attorney dated 06.09.2016 and registered in the office of the Sub-Registrar Haveli no. 1 at Sr. No. 19321/2023 on 10/10/2023.

- 7) That by virtue of Development Agreement dated 02/11/2016, Shri. Krushana Rambhau Kadam and his family members- Mr. Deepak Krushana Kadam, Mr. Rahul Krushana Kadam and Ms. Shubhangi Krushana Kadam assigns S. No. 4 Hissa No. 7/4 admeasuring 10 R i.e. 1000 sq. mtrs. to and in favour of Shree Developers Proprietor Mr. Narendra Maganlal Solanki and said Development Agreement duly registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7716/2016 on 02/11/2016. In furtherance said Shri. Krushana Rambhau Kadam and his family members- Mr. Deepak Krushana Kadam, Mr. Rahul Krushana Kadam and Ms. Shubhangi Krushana Kadam also executed power of attorney dated 02/11/2016, to carryout development of the said property and authorized to sale flats/shop/s, office etc. in the said property intended to and in favour of Mr. Narendra Maganlal Solanki and said Development Agreement duly registered in the office of the Sub-Registrar Haveli No. 1 at Sr. no. 7717/2016 on 02/11/2016.

The above said owner further executed Supplementary Agreement dated 10/10/2023 confirm the development agreement and power of attorney dated 06.09.2016 and registered in the office of the Sub-Registrar Haveli no. 1 at Sr. No. 19320/2023 on 10/10/2023.

- 8) That said owner through their Power of Attorney holder Mr. Narendra Maganlal Solanki get demarcation of t the said Plot from City Survey Office No. 2, vide Demarcation Certificate No. 12279 dtd. 24/06/2021 for S. No. 4/7/3 & Demarcation Certificate No. 12278 dtd. 23/06/2021 for S. No. 4/7/4.




- 9) That said Promoter obtained non-agricultural use permission from Collector of Pune (Revenue Branch) vide its Order No. PMH/NA/SR/98/2014 dated 04/06/2015.
- 10) That there after D. C. Rule change and FSI increased, therefore said Promoter submitted revised building plan and said PMC sanctions building plan vide commencement certificate No. CC/1199/18 dated 25/07/2018 and Revised Commencement Certificate No. CC/0426/19 dt. 30/05/2019. Further Revised by No. CC/0645/22 dated 14/06/2022.
- 11) That said Promoter amalgamate the said plot with proposed building/s plan and submitted to the Pune Municipal Corporation (PMC) and said PMC sanctions amalgamation layout DPO Zone No. 5 vide commencement certificate No. CC/3829/21 Dated 08/03/2022 .
- 12) I had taken search in respect of the said plot from the Books of Index II lying in the office of Sub-Registrar Haveli No.1 to 27 since last 30 years, i.e. 1995 to 2024, with permission from Joint Sub-Registrar Haveli No.1. I paid search fee of Rs. 1500/- vide Challan no. GRN MH008073008202425E dated 10/9/2024 and after scrutiny of the available record from the said offices, I have not found any contradictory or adverse entry in respect of the said property. Therefore, the above said property is free from all encumbrances, charges demands in what so ever nature.
- 3) Search report for 30 years Taken from Sub-Registrar' office at **Haveli Pune**
- 4) Any other relevant title.- NIL
- 5) Litigations if any. - No.

PLACE: PUNE

DATE: 06/11/2024




VINOD MUTHA
ADVOCATE

CHALLAN
MTR Form Number-6



GRN	MH008073008202425E	BARCODE			Date	10/09/2024-16:51:05		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 HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Advocate Vinod Mutha		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.		S No 4 Hiss no 7 3 AND 4 PART CTS No 144		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				1500.00	Road/Street		Dhankawadi		
					Area/Locality		Pune		
					Town/City/District				
					PIN		4 1 1 0 4 3		
					Remarks (If Any)				
					30 YEARS 1995 to 2024				
					Amount In	One Thousand Five Hundred Rupees Only			
Total				1,500.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572024091091694		IK0CXSUAI9
Cheque/DD No.					Bank Date	RBI Date	10/09/2024-16:24:52		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9422085349

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

सदर चलन "एडम ऑफ वेमर" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

