Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land Plot No. 321 admeasuring about 461.465 sq. mtr., and Plot No. 322 admeasuring about 461.25 sq. mtr., out of CTS No. 1399, 1399/1 to 6, Village Pimpri Waghere, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Gurukrupa Constructions and following documents:-

1. Description of the property:

All that piece and parcel of land at Plot No. 321 admeasuring about 461.465 sq. mtr., and Plot No. 322 admeasuring about 461.25 sq. mtr., out of CTS No. 1399, 1399/1 to 6, Village Pimpri Waghere, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune which land is collectively bounded as follows:
On or towards the East : by Open Space adjoining residential building
On or towards the South : by Open Space
On or towards the West : by Open Space adjoining Tapovan Temple
On or towards the North : by Open Space

2. Documents of Allotment of Plot:

2.1 Property Card
2.2 Conveyance Deed
2.3 Society registration Certificate
2.4 Development Agreement
2.5 Power of Attorney
2.6 Commencement Certificate

3. Search report for 30 years from 1993 till 2022.

4. 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 M/s. Gurukrupa Constructions has acquired development rights of said land and the title of said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. Owners of the Land:

The said land belonged to Radhika Co Op Housing Society Ltd. and others.

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6. The report reflecting the flow of the title of the M/s. Gurukrupa Constructions on the said land is enclosed herewith as annexure.

Date: 26.11.2022

Legal Realty LLP

SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

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CHALLAN

MTR Form Number-6

GRN	MH011231067202223E	BARCODE		Date	26/11/2022-11:08:19	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR	**Full Name**	LEGAL REALTY LLP
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	CTS NO. 1399
		Premises/Building	
Road/Street	PIMPRI WAGHERE		
Area/Locality	HAVELI PUNE		
Town/City/District			
PIN			

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	25.00
Total	25.00

Remarks (If Any)

SEARCH FOR 1 YEAR

Amount In Words: Twenty Five Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	69103332022112610387 / 719444505
Cheque/DD No.		Bank Date / RBI Date	26/11/2022-11:09:11 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 0000000000

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-11-2022 11:09:22

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 0937199199

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

1. **FLOW OF TITLE OF THE SAID LAND:**

Plot No. 321 admeasuring about 461.465 Sq. mtr.,

1.1 That the aforesaid land belonged to Mr. Kahaiyalal Thakurdas Bijlani since the year 1969.

1.2 That the said Mr. Kahaiyalal Thakurdas Bijlani sold the land at Plot No. 321 admeasuring about 461.465 Sq. mtr. to Proposed Radhika Co Op Housing Society Ltd. through Chief Promoter Mr. Hundraj Anandram Jagwani vide Conveyance Deed dated 13.09.1973, which is duly registered in the office of sub registrar Haveli No. 1, at serial No. 1807/1973. In furtherance of same its name was mutated on the Property Card Extract.

1.3 That thereafter occupant of aforesaid scheme have formed a Co Operative Housing Society Ltd. in name and style of Radhika Co Op Housing Society Ltd. on 03.10.1973.

1.4 That the said Radhika Co Op Housing Society Ltd. and its all members assigned development rights of land at Plot No. 321 admeasuring about 461.465 Sq. mtr. to M/s. Gurukrupa Constructions vide Development Agreement dated 06.10.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at serial No. 17779/2022 on 07.10.2022 and Power of Attorney dated 06.10.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at serial No. 17780/2022 on 07.10.2022.

1.5 That in consideration of aforesaid Development Agreement the said M/s. Gurukrupa Constructions agreed to allot following flats in favour of Radhika Co Op Housing Society Ltd. and its all members within a period of 24 months from date of registration of Development Agreement i.e. on or before 05.10.2024. Details are mentioned in aforesaid Development Agreement itself:

Name of Members	Building No.	Floor	Flat No.	Area of Flat	Car Parking
Mr. Kisan Laxman Thorat and Mrs. Trupti Kishan Thorat	A	First	101	1805 Sq. ft. Saleable Area i.e. 1337 Sq. ft. Carpet Area	One Covered Car Parking
Mr. Chandurlal Kalayandas Relwani, Mrs. Kavita Chandurlal Relwani and Mr. Lakhan Chandurlal Relwani	A	Second	201	1805 Sq. ft. Saleable Area i.e. 1337 Sq. ft. Carpet Area	One Covered Car Parking
Mrs. Rekha Mohanlal Wadhwani	A	Third	302	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mr. Ashok Giridharilal Lakhani and Miss. Sharmila Girdharilal Lakhani	A	Fourth	402	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking

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Mrs. Surabai Haragundas Khanchandani	A	Fifth	502	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Lachibai Sudhamonmal Panjwani and Mrs. Sangeeta Suneelkumar Panjwani	B	Third	301	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking

1.6 That in the aforesaid manner M/s. Gurukrupa Constructions acquired development rights of land at Plot No. 321 admeasuring about 461.465 sq. mtr.

Plot No. 322 admeasuring about 461.25 sq. mtr.

1.7 That the aforesaid land belonged to Mr. Tikamdas Dosomal since the year 1964.

1.8 That the said Mr. Tikamdas Dosomal sold land at Plot No. 322 admeasuring about 461.25 sq. mtr. to Proposed Radhika Co Op Housing Society Ltd. through Chief Promoter Mr. Hundraj Anandram Jagwani vide Conveyance Deed dated 13.09.1973, which is duly registered in the office of sub registrar Haveli No. 1, at serial No. 1806/1973. In furtherance of same its name was mutated on the Property Card Extract.

1.9 That thereafter occupant of aforesaid scheme have formed a Co Operative Housing Society Ltd. in name and style of Radhika Co Op Housing Society Ltd. on 03.10.1973.

1.10 That the said Radhika Co Op Housing Society Ltd. and its all members assigned development rights of land at Plot No. 322 admeasuring about 461.25 Sq. mtr. to M/s. Gurukrupa Constructions vide Development Agreement dated 06.10.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at serial No. 17782/2022 on 07.10.2022 and Power of Attorney dated 06.10.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at serial No. 17783/2022 on 07.10.2022.

1.11 That in consideration of aforesaid Development Agreement the said M/s. Gurukrupa Constructions agreed to allot following flats in favour of Radhika Co Op Housing Society Ltd. and its all members within a period of 24 months from date of registration of Development Agreement i.e. on or before 05.10.2024. Details are mentioned in aforesaid Development Agreement itself:

Name of Members	Building No.	Floor	Flat No.	Area of Flat	Car Parking
Mrs. Meena C Khamchandani alias Khanchandani	B	Second	201	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Pushpadevi Mahaveer Mittal	B	Second	202	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Manimala Joginderpal Puri	B	Third	302	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mr. Vinod Prakash Gidwani, Smt. Neelam Prakash Gidwani and Mrs. Radhika Deepak Tulsani	B	Fourth	402	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking

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Mr. Naresh Hargundas Khanchandani	B	Fifth	502	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking
Mrs. Bharati Omprakash Jhamtani	B	First	102	1500 sq. ft. Saleable i.e. 1111 sq. ft. Carpet Area	One Covered Car Parking

1.12 That in the aforesaid manner M/s. Gurukrupa Constructions through its Partners Mr. Dilip Revachand Wadhiya, Mr. Ashish Heeranand Aswani and Mr. Vijaykumar Gopiram Ramnani acquired development rights of entire said land.

2. POSSESSION:

It appears from the documentary records that Radhika Co Op Housing Society Ltd. and others having true and legal possession of the said property and Present Developer i.e. M/s. Gurukrupa Constructions is having License possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 08.08.2022 bearing no. B.P./Pimpri/62/2022 That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. N. A. PERMISSION:

Not Verified

5. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Gurukrupa Constructions through its Partners Mr. Dilip Revachand Wadhiya, Mr. Ashish Heeranand Aswani and Mr. Vijaykumar Gopiram Ramnani have acquired development rights of land at Plot No. 321 admeasuring about 461.465 sq. mtr., and Plot No. 322 admeasuring about 461.25 sq. mtr., out of CTS No. 1399, 1399/1 to 6, i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 26.11.2022.

Legal Realty LLP

SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

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