

**Aancil Mani**

**Advocate**

Address: Bldg No.2, Sandhya Nagar, Someshwarwadi, Pashan, Pune- 411008.

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Date: 02<sup>nd</sup> March 2023

**FORMAT-A**

**(Circular No. 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

- 1) 7/12 extract:** 7/12 extract as on date of application for registration reflects the name of **M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani** as the owner of the “**said Plot**” i.e. all that piece and parcel of land admeasuring **00 Hectare 71.5347 Ares i.e. 7153.47 sq. mtrs** carved out of land bearing **Survey No. 96/2/2** totally admeasuring **02 Hectare 80 Ares i.e. 28000 sq. mtrs** having a revenue assessment of Rs. 12.72 Paise lying, being and situated at **Village Kiwale, Taluka Haveli, District Pune**.
- 2) Mutation Entry:** **Mutation Entry No. 15019 dated 02/02/2023** reflects the purchase of the “**said Plot**” i.e. all that piece and parcel of land admeasuring 00 Hectare 71.5347 Ares i.e. **7,153.47 sq. mtrs** carved out of land bearing **Survey No. 96/2/2** totally admeasuring 02 Hectare 80 Ares i.e. 28,000 sq. mtrs having a revenue assessment of Rs. 12.72 Paise lying, being and situated at **Village Kiwale, Taluka Haveli, District Pune** by M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani from its previous owner Mr. Sohrab Eruch Chinoy by way of Sale Deed dated 31/01/2023 and registered on 02/02/2023 with the office of the Sub-Registrar of Assurances Haveli No.5, Pune at Serial No. **2252/2023**.
- 3) Search:** Search for 30 years at all concerned Sub-Registrar office at Pune for period from 01/01/1993 till 05/02/2023 (both years inclusive) taken by Adv. Jaya Narawade.
- 4) Any other relevant title:** No.
- 5) Litigations, if any:** No.

Date: 02<sup>nd</sup> March 2023.

**Adv. Aancil Mani**



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Date: 02<sup>nd</sup> March 2023

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

**To,**  
**MAHARERA**

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to Plot admeasuring admeasuring **00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs** carved out of land bearing **Survey No. 96/2/2** totally admeasuring **02 Hectare 80 Ares i.e. 28,000 sq. mtrs** having a revenue assessment of Rs. 12.72 Paise lying, being and situated at **Village Kiwale, Taluka Haveli, District Pune** which is within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune (Hereinafter referred to as the "**said Plot**")

- 1)** I have investigated the title of the said Plot on the request of the Owner/Developer/Promoter M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani and the following documents i.e.:-

**1. DESCRIPTION OF PROPERTY:**

All that piece and parcel of land admeasuring **00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs** carved out of land bearing **Survey No. 96/2/2** totally admeasuring 02 Hectare 80 Ares i.e. **28,000 sq. mtrs** having a revenue assessment of Rs. 12.72 Paise lying, being and situated at **Village Kiwale, Taluka Haveli, District Pune** which is located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land is bounded more particularly as under:

On or towards

East : By D.P.Road and thereafter by property of M/s. ABC Farms

West : By property of Mr. Katala

South: By property of Shelter 24 through Partners Mr. Vaswani & Mr. Tejwani

North: By remaining part of same Survey Number.



## **2. THE DOCUMENTS OF ALLOTMENT OF THE PLOT:**

- i. **Sale Deed dated 31/01/2023** and registered on **02/02/2023** with the office of the Sub-Registrar of Assurances **Haveli No.5**, Pune at Serial No. **2252/2023** and executed by Mr. Sohrab Eruch Chinoy as the Vendor therein in favour of M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani as the Purchaser therein in respect of the land admeasuring 00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs carved out of the land bearing Survey No. 96/2/2, Village Kiwale, Taluka Haveli, District Pune.
- ii. **Power of Attorney dated 31/01/2023** and registered on **02/02/2023** with the office of the Sub-Registrar of Assurances **Haveli No.5**, Pune at Serial No. **2253/2023** and executed by Mr. Sohrab Eruch Chinoy as the Grantor therein in favour of M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani as the Grantee therein in respect of the land admeasuring 00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs carved out of the land bearing Survey No. 96/2/2, Village Kiwale, Taluka Haveli, District Pune.
- iii. **Possession Receipt dated 31/01/2023** and registered on **02/02/2023** with the office of the Sub-Registrar of Assurances **Haveli No.5**, Pune at Serial No. **2254/2023** and executed by Mr. Sohrab Eruch Chinoy as the Vendor therein in favour of M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani as the Purchaser therein in respect of the land admeasuring 00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs carved out of the land bearing Survey No. 96/2/2, Village Kiwale, Taluka Haveli, District Pune.

## **3. 7/12 EXTRACTS AND MUTATION ENTRIES:**

- i. 7/12 extracts of the land originally bearing Survey No. 96/2, Village Kiwale for the years 1942/1943, 1943/1944 to 1953/1954, 1955/1956 to 1964/1965, 1965/1966 to 1974/1975, 1975/1976 to 1986/1987.
- ii. 7/12 extracts of the land bearing Survey No.96/2/1, Village Kiwale for the years 2020 to 2022 (updated till 30/05/2022 and downloaded on 20/05/2022).
- iii. 7/12 extracts of the land bearing Survey No. 96/2/2,i. Village Kiwale for the years 1989/1990 to 1999/2000, 2000/2001 to 2009/2010, 2012/2013 to 2014/2015 (copy dated 23/01/2017), 2017 to 2019 (updated till 30/09/2022 and downloaded on 20/10/2022), 2017 to 2019 (downloaded on 01/03/2023).



iv. Mutation Entry bearing Nos.535,736,858,1244,1361,1362, 1496,1782,2382,5114,12957,13070,13116,13435,14512,14625, 14757,15019.

**4. SEARCH REPORT FOR 30 YEARS FROM 01/01/1993 TILL 05/02/2023:**

Index-II Search Report dated 06/02/2023 (for the period from 01/01/1993 till 05/02/2023), issued by Adv. Jaya B. Narawade alongwith its Original Search Receipt/Challan/Pavti, in respect of the land bearing Survey No. 96/2/2, Village Kiwale, Taluka Haveli, District Pune.

**2)** On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property I am of the opinion that the title of the Owner/Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani, is clean, marketable and without any encumbrances.

**Owner of the land:** M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani.

**1)** All that piece and parcel of land admeasuring **00 Hectare 71.5347 Ares i.e. 7,153.47 sq. mtrs** carved out of land bearing **Survey No. 96/2/2** totally admeasuring 02 Hectare 80 Ares i.e. **28,000 sq.mtrs** having a revenue assessment of Rs. 12.72 Paise lying, being and situated at **Village Kiwale, Taluka Haveli, District Pune** which is located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land is bounded more particularly as under:

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West : By property of Mr. Katale

South: By property of Shelter 24 through Partners Mr. Vaswani & Mr. Tejwani

North: By remaining part of same Survey Number.

- 2)** Not Applicable.
- 3)** Not Applicable.
- 4)** Qualifying comments/remarks, if any:- NONE.



**Aancil Mani  
Advocate**

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- 3) The report reflecting the flow of the title of the Owner/Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani, on the said land is enclosed herewith as annexure.**

Date: 02<sup>nd</sup> March 2023.



**Adv. Aancil Mani**



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