



FORMAT – A

(Circular-28/2021)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of the Property bearing (i) Survey No. 9/21A corresponding CTS No. 847/14, (ii) Survey No. 9/21B corresponding CTS No. 847/15, (iii) Survey No. 9/21C corresponding CTS No 847/16, (iv) Survey No. 9/21D corresponding CTS No. 847/17 and (v) Survey No. 9/27 Corresponding CTS No. 847/19, situated at Village Wanawadi, Taluka Haveli, Dist. Pune, total admeasuring about 6200 Sq.Mtrs., which land is within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune (Hereinafter referred to as the 'Said Property') and being bounded on its four sides as under-

On or towards the –

East – By Nala

West – By 40 meter wide DP road

South – By Tatya Tope Society

North – By Survey No. 12 and Survey No. 9, Hissa No. 22 to 26

together with all rights of easement and appurtenances thereto alongwith right of way for ingress and egress.

1) I have investigated the title of the said Property and taken search of the said property on the request of M/s. Kakkad Developments, a registered Partnership Firm, registered under the provisions of The Indian Partnership Act, 1932, having its registered Office at, 501, Sai Capital, Senapati Bapat Road, Pune - 411004, through its partner Mr. Amrish Jayantilal Kakkad, on the basis of the following documents i.e.



- a) Will and Testament dated 15.10.1973 executed by Smt. Shashikala Keshavrao Jadhav, which is unregistered Will.
- b) Articles of Agreement (Development Agreement) dated 18.04.1991 executed by Mr. Mansingh Keshavrao Jadhav and Smt. Vasanti Devavrat Nagar through her Power of Attorney holder Mr. Mansingh Keshvrao Jadhav, in favour of M/s. System Enterprises.
- c) Supplementary Agreement dated 11.10.1991 executed by Mr. Mansingh Keshavrao Jadhav and Smt. Vasanti Devavrat Nagar through her Power of Attorney holder Mr. Mansingh Keshvrao Jadhav, in favour of M/s. System Enterprises.
- d) General Power of Attorney dated 17.07.1991 executed by Mr. Mansingh Keshavrao Jadhav and Smt. Vasanti Devavrat Nagar through her Power of Attorney holder Mr. Mansingh Keshvrao Jadhav, in favour of Mr. Anil Haridas Shah, Mr. Kirit Ramanlal Shah, the partners of M/s. System Enterprises, which is executed before Advocate and Notary Mr. Arjun N. Khurpe, Pune.
- e) Memorandum of Understanding dated 12.02.1999 and also executed Deed of Reconstitution of Partnership on 12.02.1999 executed by the partners of M/s. System Enterprises.
- f) Deed of Declaration dated 05.09.2012 executed by M/s. System Enterprises and Mr. Mansingh Keshavrao Jadhav & Smt. Vasanti Devavrat Nagar and thereby submitted the said property along with Wing B, C and row houses and proposed Wing A to the provisions of The Maharashtra Apartments Ownership Act, 1970, which is duly registered at the office of Joint Sub Registrar Haveli No. 1 Pune, at serial No.8367/2012, registered on 05.09.2012.
- g) Development Agreement and General Power of Attorney, both dated 18.01.2023 executed by M/s. System Enterprises along with owners Mr. Mansingh Keshavrao Jadhav and Smt. Vasanti Devavrat Nagar through their Power of Attorney holder M/s. System Enterprises,



with respect to the said Property, in favour of M/s. Kakkad Developments through its partner Mr. Amrish Jayantilal Kakkad. The said Development Agreement and General Power of Attorney are duly registered at the Office of Sub Registrar Haveli No. 23 Pune, at Serial No. 1666/2023 and No.1667/20232 respectively, both registered on 18.01.2023.

h) Copies of revenue documents viz. 7/12 Extract and Mutation Entries, etc.

i) Copy of the search of Index II registers carried out for 30 years in the offices of Sub registrar Haveli, Pune.

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 above named Owners is having valid, legal marketable title to the Said Property, except the development rights of M/s. Kakkad Developments and except rights of the flats / row houses purchasers of Wing B and C constructed on the said Property.

3) The report reflecting the flow of the title of the Owner in respect of said property is enclosed herewith as annexure.

Encl. Annexure

Date – 09.02.2023



Pankaj S. Vende  
Advocate



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FLOW OF THE TITLE OF THE SAID LAND

- 1) City Survey Property Card Extract and 7/12 Extract of all that piece and parcel of the Property bearing (i) Survey No. 9/21A corresponding CTS No. 847/14, (ii) Survey No. 9/21B corresponding CTS No. 847/15, (iii) Survey No. 9/21C corresponding CTS No 847/16, (iv) Survey No. 9/21D corresponding CTS No. 847/17 and (v) Survey No. 9/27 Corresponding CTS No. 847/19, situated at Village Wanawadi, Taluka Haveli, Dist. Pune, total admeasuring about 6200 Sq.Mtrs., which land is within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, as on date of application for registration.
- 2) Mutation Entry No. 6581 (7/12 Closed), 689 (CTS).
- 3) Title Deeds referred in the Title opinion.
- 4) Search report for 30 years.
- 5) Litigations - no litigation pending.

Date – 09.02.2023



  
Pankaj S. Vende  
Advocate