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30.04.2025

TITLE REPORT

To,

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, House Fin Bhavan, Plot No. C-21,
E- Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051

SUB: Title Clearance Certificate with respect to land admeasuring 1966.50 sq. mtrs. from and out of land bearing Survey No. 56 Hissa No. 4/2 totally admeasuring 00 H 50 Ares **AND** land admeasuring 16.75 Ares from and out of land bearing Survey No. 56 Hissa No. 4/2 admeasuring 00 H 50 Ares **AND** land admeasuring 00 H. 2.92 Ares from and out of land bearing Survey No. 56 Hissa No. 13/1/2/1 totally admeasuring 00 H 17 Ares all situated at Village Kondhwa Bhudruk, Taluka Haveli, District Pune and situated at Village Nana Peth, Taluka Haveli, District Pune. (Hereinafter, jointly referred to as the "**Said Properties**" for the sake of brevity and convenience.)

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Upon instructions from Mr. Mahendra Pratapchand Oswal, Mr. Hemchand Holchand Oswal, Mr. Lalit Hemchand Oswal, Mrs. Harshlata Hemchand Oswal, Mr. Sanket Hemchand Oswal, Mrs. Poonam Sanket Oswal, and Mr. Deven Lalit Oswal, I have prepared this Title Opinion Report. Before, I proceed to analyze the Title and Marketability thereto in respect of the Said Property, I hereby place on record the following documents which were made available to me for the purpose of inspection and scrutiny of the title in respect of the Said Property.

1) Description of the Properties:

A. All that piece and parcel of land admeasuring 00 H. 19. 66 Aars i.e. 1966.50 sq. mtrs. from and out of land bearing Survey No. 56 Hissa No. 4/2 totally admeasuring 00 H 50 Ares situated at Village Kondhwa Bhudruk, Taluka Haveli, District Pune, within the limits of Sub-registrar Haveli and within the limits of Pune Municipal Corporation Pune, which is bounded as under:

NORTH : By Katraj Kondhwa Road
SOUTH : By S. No. 56 Hissa No. 12
EAST : By Balance portion of S. No. 56 Hissa No. 4/2
WEST : By Balance portion of S. No. 56 Hissa No. 4/2

(The Property described in Para 1A above is hereinafter referred to as "**Said 'A' Property**" for the sake of brevity and convenience)

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B. All that piece and parcel of the land admeasuring 16.75 Ares from and out of land bearing Survey No. 56 Hissa No. 4/2 admeasuring 00 H 50 Ares situated at Village Kondhwa Bhudruk, Taluka Haveli, District Pune, within the limits of Sub-registrar Haveli and within the limits of Pune Municipal Corporation Pune.

(The Property described in Para 1B above is hereinafter referred to as "**Said 'B' Property**" for the sake of brevity and convenience)

C. All that piece and parcel of the land admeasuring 00 H. 2.92 Ares from and out of land bearing Survey No. 56 Hissa No. 13/1/2/1 totally admeasuring 00 H 17 Ares situated at Village Kondhwa Bhudruk, Taluka Haveli, District Pune, within the limits of Sub-registrar Haveli and within the limits of Pune Municipal Corporation Pune, B Property and C Property being adjacent to each other are collectively bounded as Under:

NORTH : By Old katraj Kondhwa road

SOUTH : By Katraj Kondhwa new DP road

EAST : By S. No. 56 Hissa No. 4/1/2

WEST : By S. No. 56 Hissa No. 3/1

(The Property described in Para 1C above is hereinafter referred to as "**Said 'C' Property**" for the sake of brevity and convenience)

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**The property described in Para 1A 1B and 1C are herein
after collectively referred as 'Said Property' for the sake
of brevity and convenience.**

2) Issued Documents supplied for my perusal:

1. Photo Copy of 7/12 extract of land bearing Survey no 56/4/2 Village Kondhwa Budhruk from the year 1992 to 2022.
2. Photo copy of Mutation entry bearing no 8223, 11507, 16651, 34754 and 37313.
3. Photo of Index II of Gift deed registered at Sub-registrar office at Haveli no 4 dated 30/9/2021 at serial no 12101/2021,
4. Photo copy of Index II of Development Agreement dated 31/03/2022 executed by Mr. Khemchand Oswal and others registered in the office of Haveli no 23 at Serial no 8880/2022.
5. Photocopy of Index II of Gift Deed dated 08/09/2022 executed by Mr. Ujjwal Pratapchand Oswal in favor of Mr. Mahendra Oswal.
6. Photocopy of commencement certificate.

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7. Photocopy of Zone Certificated issued by Pune Municipal Corporation in respect of land bearing Survey No 56.

3) 7/12 extract:

Photocopy of 7/12 extract in respect of After perusal of Survey No. 56 Hissa No. 4/2 Survey No. 56 Hissa No. 13/1/2/1 stand in Village Kondhwa Budhruk issued by Talathi in the year 23/01/2025.

4) SEARCH REPORT FOR 30 YEARS FROM 1995 TO 2025:

After perusing the aforesaid documents and all other Title related Documents of the said property I am of the opinion that Title of the following owners is Clean, Clear and Marketable without any encumbrance.

OWNER of the Said Property is as under:

1A. On perusal of the above-mentioned documents and all other relevant documents relating to Title of the Said Property bearing no. 1A, I am of the opinion that Mr. Khemchand Holichand Oswal, Mr. Lalit Khemchand Oswal, Smt. Harshlata khemchand Oswal, Mr. Sanket Khemchand Oswal, Mrs. Poonam Sanket Oswal and Mr. Deven Lalit Oswal are the

absolute owners of the **Said A property** from and out of Survey no 56/4/2.

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1B. On Persual of above-mentioned document and From the
Copy of Index II of Gift deed dated 08/09/2022 that Mr. Ujjwal
Pratapchand Oswal By virtue of registered Gift deed dated
08/09/2022 absolutely gifted his entire undivided share from
and out of Said B and C property to and in favor of Mahendra
Pratapchand Oswal. The Said gift deed is registered in the office
of Sub registered Haveli no. 16 at serial no 15573/2022.
Accordingly, Mr. Mahendra Pratapchand Oswal became the
absolute owner of said B and C property From and out of land
bearing Survey No. 56/4/2 and 56/13/1/2/1 respectively.

DEVELOPER OF THE SAID PROPERTY is as under:

On perusal of the above-mentioned documents and all other
relevant documents relating to Title of the Said Property bearing
no. 1A, I am of the opinion that Mr. Khemchand Holichand Oswal
, Mr. Lalit Khemchand Oswal, Smt. Harshlata khemchand Oswal,
Mr. Sanket Khemchand Oswal, Mrs. Poonam Sanket Oswal and
Mr. Deven Lalit Oswal have absolutely conveyed Development
Rights in respect of **Said A property** in favor of Mr. Mahendra
Pratapchand Oswal and Said B and C Property is self-owned by
Mr. Mahendra Pratpchand Oswal.

***The report reflecting the flow of the Title of the said land
is enclosed herewith as annexure.***

Annexure A.

The flow of the Title report.

A. It appears from the revenue record and mutation
entry bearing no 8223 that land bearing at Survey No 56 Hissa

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No 4/2 was purchased by Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas Suratwala from its erstwhile owners by paying consideration thereof. It further appears that Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas Suratwala have purchased the entire property i.e. Survey no. 56/4/2 by virtue of registered sale deed dated 10/10/1988. Accordingly, the names of Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas Suratwala came to be mutated as owners, holders and occupier of the land bearing Survey no. 56/4/2.

B. It appears from the mutation entry bearing no. 11507 that there was charge of Kondhwa Bhudruk Co-operative Society on land bearing Survey no. 56/4/2. It appears that Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas Suratwala have obtained No Due Certificate from Kondhwa Bhudruk Co-operative Society and by virtue of said No Due Certificate Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas Suratwala applied to the concerned Talathi to delete

the charge of Kondhwa Bhudruk Co-operative Society. Accordingly, the said charge was duly deleted/removed from other rights column of land bearing survey no 56/4/2.

C. It appears from the revenue record that, Mr. Khemchand Holchand Oswal and Mr. Lalit Khemchand Oswal jointly purchased an area admeasuring 1966.50 sq. mtrs. i.e. **Said A property** from and out of land bearing Survey no. 56/4/2 by virtue of registered sale deed dated 22/4/1996 from its previous owner Mr. Rajesh Haridas Kanbhar and Smt. Laxmibai Rangildas

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A. Suratwala. The said sale deed is registered in the office of sub-
register at serial no 2543/96. Accordingly, the name of Mr.
Khemchand Holchand Oswal and Mr. Lalit Khemchand Oswal
came to be mutated to the extent of area admeasuring 1966.50
sq. mtrs. i.e. to the **Said A property** as the owners, holders
and occupiers thereof.

D. It also appears from the revenue record that, Mr.
Mahendra Pratpchand Oswal and Mr. Ujjwal Pratpchand Oswal
jointly purchased an area admeasuring 1674.50 sq. mtrs. i.e.
Said B property from and out of land bearing Survey no.
56/4/2 and an area admeasuring 2.92 Ares i.e. **Said C
property** from and out of land bearing Survey no. 56 Hissa No.
13/1/2/1 virtue of registered sale deed dated 22/4/1996 from
its previous owner Mr. Rajesh Haridas Kanbhar and Smt.
Laxmibai Rangildas Suratwala. The said sale deed is registered
in the office of sub-register at serial no 2542/96. Accordingly,

the name of Mr. Mahendra Pratpchand Oswal and Mr. Ujjwal
Pratpchand Oswal came to be mutated to the extent of area
admeasuring 1674.50 sq. mtrs. i.e. to the **Said B property and**
an area admeasuring 2.92 Ares i.e. **Said C property** as owners,
holders and occupiers thereof.

E. It appears from the mutation entry bearing no. 37313 and
by perusing the copy of Index II of Gift deed dated 20/09/2021
that Mr. Khemchand Holchand Oswal and Mr. Lalit Khemchand
Oswal by virtue of registered Gift deed dated 20/09/2021 gifted

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an area admeasuring 10 Ares from and out of the **Said A property** from their absolute holding of 1966.50 sq.mtrs. to and in favor of their family members i.e. Smt. Harshlata khemchand Oswal, Mr. Sanket Khemchand Oswal, Mrs. Poonam Sanket Oswal, Mr. Deven Lalit Oswal. Accordingly names of aforesaid donees came to be duly mutated as the owners, holders and occupiers of an area admeasuring 00 H. 10 Ares from an out of the **Said A property** of land bearing Survey no. 56/4/2.

F. It appears from the copy of Index II of Development agreement dated 31/03/2022 that Mr. Khemchand Holichand Oswal, Mr. Lalit Khemchand Oswal, Smt. Harshlata khemchand Oswal, Mr. Sanket Khemchand Oswal, Mrs. Poonam Sanket Oswal and Mr. Deven Lalit Oswal executed and transferred Development Rights in respect of **Said A property** i.e. an area admeasuring 19.66 Ares i.e. 1966.50 sq. mtrs. to and in favor of Mr. Mahendra Pratapchand Oswal. The said Development

agreement is registered in the office of sub-registrar Haveli no. 23 at serial no. 8880/2022.

G. It appears from the copy of Index II of Gift deed dated 08/09/2022 that Mr. Ujjwal Pratapchand Oswal by virtue of registered Gift deed dated 08/09/2022 absolutely gifted his entire undivided share from and out of **Said B and C property** to and in favor of Mr. Mahendra Pratapchand Oswal. The said Gift deed is registered in the office of sub-registrar Haveli no. 16 at serial no 15573/2022. Accordingly, Mr. Mahendra

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Pratapchand Oswal became the absolute owner of **Said B and C property** from and out of land bearing Survey no. 56/4/2 and 56/13/1/2/1 respectively. Accordingly, the name of Mr. Ujwal Pratapchand Oswal came to be duly deleted and name of Mr. Mahendra Pratapchand Oswal came to be duly mutated as the owner, holder and occupier of **Said B and C property** from and out of land bearing Survey no. 56/4/2 and 56/13/1/2/1 respectively.

H. It appears from the Zone certificate issued by Pune Municipal Corporation that Survey no. 56 is partly reserved for residential commercial zone and partly reserved for 12 meter D.P. Road.

I It further appears from the copy of the commencement certificate dated 09.04.2025 that the Pune Municipal Corporation has duly sanctioned the building plan in respect of the Said Properties.

SEARCH DETAILS :-

1. I had appointed Adv. Suraj Kabra to take the search in respect of the Said Property. Accordingly, the required fees i.e. an amount of Rs. 750/- for carrying out the search was paid towards the search fees vide GRN no. MH001511510202526E dated 30.04.2025 As per the instructions, Adv. Suraj Kabra has taken search for the period from 1995 to till the date through Index II registers maintained by the office of Sub-Registrar

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Haveli and by online procedure. He has not found any adverse
entry in respect of the Said Property.

2. **Any other relevant Title – NO**

3. **Litigation, if Any- NO**

S.K.P.
ADVOCATE
SHIOM K. PANDIT

