



ANIL S KAUL

B.A. LL.B

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FORMAT – A

(Circular No.28/2021)

To
MahaRERA
Pune.

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to land admeasuring 00H 75 R at Survey No.13 (P) & 12 (P), laying within the revenue jurisdiction of Village Tathawade, Taluka Mulshi, District Pune (hereinafter referred to as "the said land")

1) I have investigated the title of the said land/plot on the request of **Mr.Prakash B Chhajed**, Partner of "**M/S.SHREE VARDHAMAN ASSOCIATES**". Following documents are submitted to me for investigation :

i) **Description of the property :**

All that piece and parcel of the land admeasuring 00H 75 R at Survey No.13(P) & 12(P), laying within the revenue village Tathawade, Taluka Mulshi, District Pune (hereinafter referred to as "the said land") within the registration jurisdiction of Sub.Registrar, Haveli, Pune and situated within the limits of Pimpri-Chinchwad Municipal Corporation

ii) **Documents of allotment of plot :**

a) Sale Deed dated 25.04.2006 registered in the office of Sub-Registrar, Haveli-V, Pune at Document No.3516/2006 between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani purchased and land owner Smt.Geetabai Sopan Fengase.



b) Sale Deed dated 05.08.2018 registered in the office of Sub-Registrar, Haveli-XVII, Pune at Document No.11216/2018 between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani and Mr.Heeraman Sopan Fengase and others.

c) Extract of Village Form 7, 7A and 7/12 of Survey No.13(P), Tathawade, Pune issued by Talathi, Tathawade, Pune.

d) Mutation Entry Nos.4067 and 3899.

e) Commencement Certificate No.BP/TATHAWADE/73/2021 dated 17.09.2021 issued by Pimpri-Chinchwad Municipal Corporation for sanctioning of building plans in Survey No.12(P) & Survey No.13(P) jointly.

f) Non-Agriculture Order No.42/B/NA/SR/91/2021 dated 20.12.2021 issued by The Tehsildar, Mulshi, Pune.

g) Development Agreement executed between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani and M/s.Shree Vardhman Associates vide Document No.20452/2023, HVL-18 dated 14.09.2023.

iii) Search report for 30 years from 1993 to 2023 has been taken by me.

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 title of existing land owners is clear, marketable and without any encumbrances.

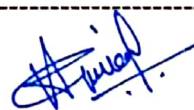
Qualifying comments/remarks (if any) : The title of the property owned by the plot owners is clear, marketable and without any encumbrances.

3) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith.

Place : Pune.

Date : 27.04.2024.

Encl : Annexure.



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**"ANNEXURE TO REPORT REFLECTING FLOW OF TITLE OF THE LAND TO
THE PRESENT OWNERS/DEVELOPER"**

**THE PROJECT LAND ADMEASURING 00H 75 R AT SURVEY NO.13 (P) &
12(P) LAYING WITHIN THE REVENUE JURISDICTION OF VILLAGE
TATHAWADE, TALUKA MULSHI, DISTRICT PUNE**

- a) The project land was originally owned by Smt.Geetabai Sopan Fengase and her family members.
- b) Existing land owners - 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani purchased the said land from Smt.Geetabai Sopan Fengase and others vide registered Sale Deed No.3516/2008 for the land admeasuring 60 R and 15 R land from Mr.Heeraman Sopan Fengase and others vide registered Sale Deed No.11216/2013, thereby land totally admeasuring 75 R was purchased by 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani from the land owners.

The said Sale Deeds are duly mutated in the land records vide Mutation Entry No.4067 and 3899 respectively.

- c) Existing land owners - 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani amalgamated their 75 R land with 20 R land at Survey No.12(P) which was owned and possessed by M/s.Prospers Homes and submitted both the plots jointly to Pimpri-Chinchwad Municipal Corporation for sanctioning of building plans. The building plans of M/s.Vardhaman Associates and M/s.Prospers Homes were sanctioned by the said municipal authority on

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17.09.2021 vide Commencement Certificate
No.BP/TATHAWADE/73/2021. (This is the reason that name of
M/s.Prospers Homes and M/s.Vardhaman Associates are
mentioned on the said commencement certificate).

- d) **Existing land owners** - 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani and M/s.Prospers Homes planned and did individual separate provisions for Open Spaces, Electrical Installations (DP), Club House and other amenities in their respective plots.
- e) The said project land as per sanctioned layout for both the plots was converted in to Non-Agriculture land vide Order No.42/B/NA/SR/91/2021 dated 20.12.2021 by the Tehsildar, Mulshi, Pune.
- f) Thereafter M/s.Prospers Homes started development of land admeasuring 20 R out of Survey No.12(P).
- g) Hence, in the layout sanctioned for 75 R land in Survey No.13(P), it is mentioned in that 40 R land and open space, Electrical Installations (DP), club house and other amenities were owned by 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani
- h) Thereafter 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani registered Development Agreement in favour of M/s.Shree Vardhaman Associates vide Document No.20452/2023, HVL-18 on 14.09.2023.
- i) It was mutually agreed by both the parties that all the compliances and further procedures will be completed by both the parties jointly as single Commencement Certificate was issued by Pimpri-Chinchwad Municipal Corporation for both the projects developed by M/s.Prospers Homes and M/s.Shree Vardhaman Associates.


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FLOW OF THE TITLE OF THE SAID LAND

**LAND ADMEASURING 00H 75 R AT SURVEY NO.13 (P) & 12 (P), LAYING
WITHIN THE REVENUE JURISDICTION OF VILLAGE TATHAWADE, TALUKA
MULSHI, DISTRICT PUNE**

1. Sale Deed dated 25.04.2006 registered in the office of Sub-Registrar, Haveli-V, Pune at Document No.3516/2006 between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani purchased and land owner Smt.Geetabai Sopan Fengase.
2. Sale Deed dated 05.08.2018 registered in the office of Sub-Registrar, Haveli-XVII, Pune at Document No.11216/2018 between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani and Mr.Heeraman Sopan Fengase and others.
3. Extract of Village Form 7, 7A and 7/12 of Survey No.13(P), Tathawade, Pune issued by Talathi, Tathawade, Pune.
4. Mutation Entry Nos.4067 and 3899.

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5. Commencement Certificate No.BP/TATHAWADE/73/2021 dated 17.09.2021 issued by Pimpri-Chinchwad Municipal Corporation for sanctioning of building plans in Survey No.12(P) & Survey No.13(P) jointly.
6. Non-Agriculture Order No.42/B/NA/SR/91/2021 dated 20.12.2021 issued by The Tehsildar, Mulshi, Pune.
7. Development Agreement executed between 1) Heeranand Ghanashyam Sukhwani 2) Mahesh Totaram Sukhwani and M/s.Shree Vardhman Associates vide Document No.20452/2023, HVL-18 dated 14.09.2023.
8. Search has been conducted for last 30 years at the Offices of Sub.Registrar, Taluka Haveli, District Pune.
9. Any other relevant title : No other relevant title is found.
10. Litigations (if any) : No pending litigations were observed related to the property mentioned in this Title Search Report.

Date : 27.04.2024.


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