



# KISHOR N. PATIL

Mobile : 9860254785  
Off.: 020-65119008

B.Sc., LL.B.

## ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,  
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

### Notice / Reply Regd. A.D. / U.C.P.

Date: 22/11/2023.

FORMAT- A

To,  
MahaRERA

### LEGAL TITLE REPORT



Subject: Title clearance certificate with respect to

Sr. No. Survey No. Area + Potkharaba

1.	12/1	32 R + 1 R = 33R i.e. 3,300 Sq. mtrs.
2.	12/2	35 R + 1 R = 36 R i.e. 3,600 Sq. mtrs.
3.	12/3/1	12 R i.e. 1,200 Sq. mtrs.
4.	12/3/2	12 R i.e. 1,200 Sq. mtrs.
5.	12/4	23 R + 1 R = 24 R i.e. 2,400 Sq. mtrs.
6.	12/5	31 R + 1 R = 32 R out of it area admeasuring 18.90 R i.e. 1890 Sq. mtrs. total area admeasuring 14,900 sq mtrs. out of it plot admeasuring i.e. 10,700 Sq. mtrs. (including area admeasuring 1310.24 Sq. mtrs. under road widening )

situated at village Pimple Saudgar, Taluka Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the said properties).

I have investigated the title of the said property on the request M/s. Sukhwani Property Developers, a proprietary firm having its office at 208/2A, Station Road, Opp. Pimpri Church, Pimpri, Pune 411018, through its Sole Proprietor Shri. Suresh Totaram Sukhwani, and following documents i.e. :-

#### 1. Description of the property:

All that piece and parcel of the properties bearing

Sr. No. Survey No. Area + Potkharaba

1.	12/1	32 R + 1 R = 33R i.e. 3,300 Sq. mtrs.
2.	12/2	35 R + 1 R = 36 R i.e. 3,600 Sq. mtrs.
3.	12/3/1	12 R i.e. 1,200 Sq. mtrs.
4.	12/3/2	12 R i.e. 1,200 Sq. mtrs.
5.	12/4	23 R + 1 R = 24 R i.e. 2,400 Sq. mtrs.
6.	12/5	31 R + 1 R = 32 R out of it area admeasuring 18.90 R i.e. 1890 Sq. mtrs. total area admeasuring 14,900 sq mtrs. out of it plot admeasuring i.e. 10,700 Sq. mtrs. (including area admeasuring 1310.24 Sq. mtrs. under road widening )

situated at village Pimple Saudgar, Taluka Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar.

#### 2. Documents of Allotment of properties:

1. Copy of 7/12 extracts
2. Copy of Sale Deeds.
3. Copy of Development Agreements.
4. Copy of Power of Attorney's.
5. Copy of Confirmation Deed.
6. Copy of Gift Deeds.
7. Copy of order of ULC
8. Copy of NA Order.
9. Copy of Commencement certificate and revised Commencement certificate.
10. Copy of part completion certificate.
11. Copy of part occupancy certificate.

3. 7/12 extract / Property Card issued by Talathi Office, dated 18/09/2023, mutation entry no. 376, 723,824, 1377, 1530, 2211, 2213, 2214, 3656, 4192, 4570, 1218, 4007, 4397, 1684, 2574, 4397, 4724, 1990, 4004, 1192, 1216, 1408, 1409, 2445, 4006, 74, 870, 4461, 4591, 4005, 3877.

4. Search report for 30 years from 1994 till 2023.

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 M/s. Sukhwani Property Developers, a proprietary firm having its office at 208/2A, Station Road, Opp. Pimpri Church, Pimpri, Pune 411018, through its Sole Proprietor Shri. Suresh Totaram Sukhwani, and and Shri. Suresh Totaram Sukhwani are clear, marketable and without the encumbrances.

Shri. Suresh Totaram Sukhwani	Sr. No.	Survey No.	Area + Potkharaba	Sale Deed No.
	1.	12/2	35 R + 1 R = 36 R i.e. 3,600 Sq. mtrs.	9182/2011.
	2.			
	3.	12/3/1	12 R i.e. 1,200 Sq. mtrs.	5604/2002. 2386/2002 and 749/2013(GIFT DEED)
	4.	12/3/2	12 R i.e. 1,200 Sq. mtrs.	9177/2011.
	5.	12/4	23 R + 1 R = 24 R i.e. 2,400 Sq. mtrs.	9181/2011.
M/s. Sukhwani Property Developers, a proprietary firm through its Sole Proprietor Shri. Suresh Totaram Sukhwani	5.	12/1	32 R + 1 R = 33R i.e. 3,300 Sq. mtrs.	5026/2013.
	6.	12/5	31 R + 1 R = 32 R out of it area admeasuring 18.90 R i.e. 1890 Sq. mtrs.	9180/2011.
total area admeasuring 14,900 sq mtrs. out of it plot admeasuring i.e. 10,700 Sq. mtrs. (including area admeasuring 1310.24 Sq. mtrs. under road widening )				

Owner of the Property :

The report reflecting the flow of the title of of M/s. Sukhwani Property Developers, a proprietary firm through its Sole Proprietor Shri. Suresh Totaram Sukhwani and Shri. Suresh Totaram Sukhwani on the said properties are enclosed herewith as annexure.

Encl: Annexure.

Date: 22/11/2023.



*Kishor N. Patil*

Advocate  
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

**KISHOR N. PATIL**

Advocate

Office: C/o. Adv. Rajesh Jadhav,  
"JANHAVI" 1st Floor,  
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Kalewadi, Pimpri, Pune-411017.



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### Notice / Reply

### Regd. A.D. / U.C.P.

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

To,

MahaRERA

### FLOW OF TITLE OF THE SAID PROPERTIES

1.	Sr. No.	Survey No.	Area + Potkharaba
	1.	12/1	32 R + 1 R = 33R i.e. 3,300 Sq. mtrs.
	2.	12/2	35 R + 1 R = 36 R i.e. 3,600 Sq. mtrs.
	3.	12/3/1	12 R i.e. 1,200 Sq. mtrs.
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	5.	12/4	23 R + 1 R = 24 R i.e. 2,400 Sq. mtrs.
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situated at village Pimple Saudgar, Taluka Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

2. 7/12 extract / P.R. Card as on date of application for registration.

3. Mutation Entry Nos. 376, 723,824, 1377, 1530, 2211, 2213, 2214, 3656, 4192, 4570, 1218, 4007, 4397, 1684, 2574, 4397, 4724, 1990, 4004, 1192, 1216, 1408, 1409, 2445, 4006, 74, 870, 4461, 4591, 4005, 3877.

4. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar' office at Haveli No. 1 to 27 Pune.

5. Any other relevant title. No

6. Litigations if any. No

Date: 22/11/2023.



*K. Patil*  
Advocate  
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

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Advocate

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