



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 bearing Survey No.1, total admeasuring 4-Hector 73-Ares + Potkharaba 0 H. 20 Ares = 4 H. 93 Ares, out of which an area admeasuring about 0-Hector 74-Ares situated at village Ambegaon Budruk, Taluka - Haveli, Dist. - Pune, 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 remaining land out of Survey No. 1 Ambegaon Budruk

South : by Survey No. 63, Ambegaon Budruk

West : by Survey No. 62 Ambegaon Budruk

North : by National highway

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 Kakkad Infra LLP, a Limited Liability Partnership Firm, bregistered under the provisions of The Limited Liability Partnership Act, 2008, having its registered Office at, 501, Sai Capital, Senapati Bapat Road, Pune - 411 004, through its partner Mr. Anand Jayantilal Kakkad, on the basis of the following documents i.e.



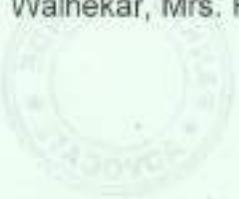
a) Sale Deed dated 03.01.1938 executed by Mr. Tukaram Laxman Vasvand, in favour of Mr. Sakharam Laxman Vasvand with respect to said property.

b) Sale Deed dated 22.02.1993 executed by Ananta, Vijay, Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad, Mrs. Kamalabai vasant Walhekar, Mrs. Rakhamabai Shankar Pokale, Mrs. Vimla Raghunath Patole with respect to an area of land admeasuring about 0 H. 6.5 Ares out of Survey No. 1, in favour of Mr. Naresh alias Narendra Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi.

c) Sale Deed dated 28.07.1992 executed by Ananta, Vijay and Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad Mrs. Kamalabai vasant Walhekar, Mrs. Rakhamabai Shankar Pokale, Mrs. Vimla Raghunath Patole through their Power of Attorney holders Ananta and Dattatray Sakharam Vasvand with respect to an area of land admeasuring about 0 H. 20.5 Ares out of Survey No. 1, in favour of Mr. Naresh alias Narendra Chandrakant Gandhi, Mr. Sunil Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi and Mrs. Sujata Sunil Gandhi.

d) Sale Deed dated 27.08.1997 executed by Ananta, Vijay and Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad Mrs. Kamalabai vasant Walhekar, Mrs. Rakhamabai Shankar Pokale, Mrs. Vimla Raghunath Patole, Mr. Gulab Ananta Vasvand, Mr. Nivrutti Ananta Vasvand, Mr. Santosh Vijay Vasvand with respect to an area of land admeasuring about 0 H. 23.5 Ares out of Survey No. 1, in favour of Mrs. Jyotsna Naresh alias Narendra Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 9 Pune, at serial No. 9103/1997 on 28.08.1997.

e) Sale Deed dated 27.08.1997 executed by Ananta, Vijay and Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad Mrs. Kamalabai vasant Walhekar, Mrs. Rakhamabai Shankar Pokale, Mrs. Vimla Raghunath



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Patole, Mr. Gulab Ananta Vasvand, Mr. Nivrutti Ananta Vasvand, Mr. Santosh Vijay Vasvand with respect to an area of land admeasuring about 0 H. 23.5 Ares out of Survey No. 1, in favour of Mrs. Sujata Sunil Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 9 Pune, at serial No. 9104/1997 on 28.08.1997.

f) Sale Deed dated 27.08.1997 executed by Ananta, Vijay and Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad Mrs. Kamalabai vasant Walhekar, Mrs. Rakhambai Shankar Pokale , Mrs. Vimla Raghunath Patole, Mr. Gulab Ananta Vasvand, Mr. Nivrutti Ananta Vasvand, Mr. Santosh Vijay Vasvand with respect to an area of land admeasuring about 0 H. 23.5 Ares out of Survey No. 1, in favour of Mr. Naresh alias Narendra Chandrakant Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 9 Pune, at serial No. 9101/1997 on 28.08.1997.

g) Sale Deed dated 27.08.1997 executed by Ananta, Vijay and Dattatray Sakharam Vasvand, Smt. Chandrabhaga Sakharam Vasvand, Mrs. Shantabai Bajirao Charwad Mrs. Kamalabai vasant Walhekar, Mrs. Rakhambai Shankar Pokale , Mrs. Vimla Raghunath Patole, Mr. Gulab Ananta Vasvand, Mr. Nivrutti Ananta Vasvand, Mr. Santosh Vijay Vasvand with respect to an area of land admeasuring about 0 H. 23.5 Ares out of Survey No. 1, in favour of Mr. Sunil Chandrakant Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 9 Pune, at serial No. 9102/1997 on 28.08.1997.

h) Sale Deed dated 07.04.2001 executed by Mr. Naresh alias Narendra Chandrakant Gandhi, Mr. Sunil Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi, Mrs. Sujata Sunil Gandhi with respect to an area of land admeasuring about 0 H. 7 Ares out of Survey No. 1, in favour of Mrs. Sharmila Kirit Shah.

i) Sale Deed dated 07.04.2001 executed by Mr. Naresh alias Narendra Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi with respect to an area of land admeasuring about 0 H. 6.5



Ares out of Survey No. 1, in favour of Mrs. Surekha Mahesh Shah through her Power of Attorney Mr. Sachin Kirit Shah.

j) Sale Deed dated 07.04.2001 executed by Mr. Naresh alias Narendra Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi with respect to an area of land admeasuring about 0 H. 6.5 Ares out of Survey No. 1, in favour of Mr. Sachin Kirit Shah.

k) Sale Deed dated 07.04.2001 executed by Mr. Naresh alias Narendra Chandrakant Gandhi, Mr. Sunil Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi with respect to an area of land admeasuring about 0 H. 7 Ares out of Survey No. 1, in favour of Mr. Krushna Milind Shah through his Power of Attorney Mr. Sachin Kirit Shah.

l) Sale Deed dated 16.12.2008 executed by Mrs. Sujata Sunil Gandhi with the consent of Mr. Naresh alias Narendra Chandrakant Gandhi, Mr. Sunil Chandrakant Gandhi, Mrs. Jyotsna Naresh alias Narendra Gandhi with respect to an area of land admeasuring about 0 H. 20 Ares out of Survey No. 1, in favour of Mr. Yuvraj Dattatray Vasvand and Mr. Vikas Dattatray Vasvand, which is duly registered at the office of Sub Registrar Haveli No. 9 Pune, at serial No. 8950/2008 on 16.12.2008.

m) Gift Deed dated 26.11.2015 executed by Mr. Sunil Chandrakant Gandhi with respect to an area of land admeasuring about 0 H. 23.5 Ares out of Survey No. 1, in favour of Mr. Naresh alias Narendra Chandrakant Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 23 Pune, at serial No. 9625/2015 on 26.11.2015.

n) Sale Deed dated 26.11.2015 executed by Mrs. Sujata Sunil Gandhi with respect to an area of land admeasuring about 0 H. 3.5 Ares out of Survey No. 1, in favour of Mrs. Jyotsna Naresh alias Narendra Gandhi, which is duly registered at the office of Sub Registrar Haveli No. 23 Pune, at serial No. 9626/2015 on 26.11.2015.



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o) Sale Deed dated 15.12.2020 executed by Mrs. Jyotsna Naresh alias Narendra Gandhi with respect to an area of land admeasuring about 0 H. 27 Ares out of Survey No. 1, in favour of Kakkad Infra LLP through its partner Mr. Anand Jayantilal Kakkad, which is duly registered at the office of Sub Registrar Haveli No. 15 Pune, at serial No. 15326/2020 on 16.12.2020.

p) Sale Deed dated 15.12.2020 executed by Mr. Naresh alias Narendra Chandrakant Gandhi with respect to an area of land admeasuring about 0 H. 47 Ares out of Survey No. 1, in favour of Kakkad Infra LLP through its partner Mr. Anand Jayantilal Kakkad, which is duly registered at the office of Sub Registrar Haveli No. 15 Pune, at serial No. 15327/2020 on 16.12.2020.

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

r) 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 title of the following Owner is clear, marketable and without any encumbrances.

Owner of the said Property – Kakkad Infra LLP

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 – 11.11.2021




Pankaj S. Vende
Advocate



FORMAT - A

(Circular-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extract of all that piece and parcel of the Property bearing bearing Survey No.1, total admeasuring 4-Hector 73-Ares + Potkharaba 0 H. 20 Ares = 4 H. 93 Ares, out of which an area admeasuring about 0-Hector 74-Ares situated at village Ambegaon Budruk, Taluka - Haveli, Dist. - Pune, 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. 721, 776, 5021, 6376, 6377, 8659, 8660, 8661, 8662, 11265, 11266, 11267, 11269, 18963, 21335.
- 3) Title Deeds referred in the Title opinion.
- 4) Search report for 30 years.
- 5) Litigations - no litigation pending.

Date - 11.11.2021


Pankaj S. Vende
Advocate

