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Date - 30/05/2024

FORMAT A
(CIRCULAR NO 28/2021)
LEGAL TITLE REPORT

To,

MahaRera,

Housefin Bhavan, Plot No. C-21
E-Block, Bandra Kurla Complex,
Bandra[E], Mumbai - 400051.

Sub: Title clearance certificate with respect to land bearing Gat No 1652 having total area 00 H 11 R situated at village Chikhali, Taluka Haveli, District Pune. (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. Narayani Properties, having its registered office at - Laxmirang, first floor, Shivaji Park, Road no.4, New-Sangvi, Pune - 411027; through its partners Mr. Kiran Mohan Landge residing at Santkrupa Bunglow, Shivaji Park, Road no.4, New-Sangvi, Pune - 411027. As a Land Owner and Developer.

- 1. Description of the property.** - All that piece and parcel of the land bearing Gat No 1652 having total area 00 H 11 R, situated at village Chikhali, Taluka Haveli, District Pune and same is within the jurisdiction of Sub-Registrar Haveli No. I to XXVIII and within the local limits of

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Pimpri Chinchwad Municipal Corporation, Pune. Which is bounded as
under –

On or towards East : Remaining land of Gat no. 1652
On or towards South : Road
On or towards West : Nala & Property of Mahadu More
On or towards North : Land of Shri. Suresh More

2. The documents of allotment of plot.

Party has produced photocopies of following documents.

- a. 7/12 extracts of the Gat No. 1652 from 2002 till today.
- b. Copies of relevant mutation entries.
- c. Taken search of available Register of Index II with Sub Register Haveli from the year 2002 to till today up to date my observation is as under.
- d. Copy of Sale Deed 07/04/2022 Which is duly registered in the office of sub register Haveli No 26 bearing Registration No 6325/2022.
- e. Copy of Zone Certificate.
- f. N.A order no. JAMIN/NA/SR/ 136/2023 dt. 10/03/2023.

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- g. Commencement Certificate and sanctioned plan issued by Pimpri Chinchwad Municipal Corporation bearing No. BP/Chikhali/01/2023 dated 02/01/2023.
3. 7/12 extract and mutation entries of bearing Gat No 1652 issued by Talathi - Chikhali, Pune.
4. Search report for 30 years 1994 till 2024.
5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property and I am on the opinion that
- a. As per Mutation entry no. 34382 Mr. Akash Ramdas Sandhbhor and Mr Ketan Sahadev More sold their rights admeasuring area 00 H 11 R to M/s. Narayani Properties vide sale deed bearing no. 18495/2022 dated 30/09/2022 Register at Sub register office no 5 and as per said sale deed name of M/s. Narayani Properties recorded on 7/12 extract of Gat No. 1652.
- b. The development rights, Ownership rights, title and interest of the said land of the present owner **M/s. Narayani Properties** through its partner Mr. Kiran Mohan Landge and others are free, clear and marketable; free from all reasonable drougts and encumbrances.

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6. Owners of the land

- **M/s. Narayani Properties**

Through its Partners

MR. KIRAN MOHAN LANDGE

MR. SARANG SUDHIR SHINDE

MRS. SNEHA VILAS RATHORE

MR. YASH VILAS RATHORE

MR. KETAN SAHADEV MORE

MR. ADITYA RAMDAS SANDBHOR

Development rights of the land

- a) It appears that, M/s. Narayani Properties through its partners Mr. Kiran Mohan Landge and others having rights of the said land vide Sale Deed dated 30/09/2022. The said Sale Deed is registered in the office of Sub Registrar Haveli no. 5, at Sr nos. 18495/2022. Accordingly, the **M/s. Narayani Properties** through its partners Mr. Kiran Mohan Landge and others get rights of captioned property.
- b) Qualifying comments/remarks – The rights title and interest of the said land of the present developer **M/s. Narayani Properties** through its partner Mr. Kiran Mohan Landge and others to the

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said property free, clear and marketable; free from all reasonable
droughts and encumbrances.

7. The report reflecting the flow of the title of the **M/s. Narayani Properties**
(promoter/developer/company) on the said land is enclosed herewith as
annexure.

Encl : Annexure.

Date: 30/05/2024

Advocate

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FORMAT A

(CIRCULAR NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. 7 /12 extract as on date of application for registration.
2. Mutation Entry No. 34382
3. Search report for 30 years from 1994 till 2024 Taken from Sub-Registrar office at Pune vide and online on Maharashtra government website <https://esearchigr.maharashtra.gov.in/>.
4. Any other relevant title – The said property bearing Gat No 1652 having total area 00 H 11 R, situated at village Chikhali, Taluka Haveli, District Pune and same is within the jurisdiction of Sub-Registrar Haveli No. I to XXVIII and within the local limits of Pimpri Chinchwad Municipal Corporation, Pune is owned and possessed by present developers M/s. NARAYANI PROPERTIES through its partners Mr. Kiran Mohan Landge and others and said property is N.A land and Residential Zone.
5. Litigations if any – No. There is no litigation which affects the title of Land owners and Developers.

Pune

Date: 30/05/2024.



Advocate.

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