



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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect **land admeasuring about 33.12R i.e. 3312 sq. mtrs. out of Gat No. 1612**, at village Chikhali, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. **(hereinafter referred as the said land)**

I have investigated the title of the said land on the request of Pink Topaz AOP and following documents:-

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land admeasuring about 33.12R i.e. 3312 sq. mtrs. out of Gat No. 1612, at village Chikhali, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

- On or towards East : By Rustic Paradies Housing Project in Gat No. 1612
On or towards South : By Property of Mr. Vikas Namdev Sane out of Gat No. 1612
On or towards West : By Road
On or towards North : By Property of Mr. Mohmmad Ashar Khan and others out of Gat No. 1612

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Sale Deed
2.2 Correction Deed
2.3 Commencement Certificate

3. Search report for 30 years from 1993 till 2023.

- 4. 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 M/s. Landson Properties has become absolute owner of the land admeasuring about 33.12R i.e. 3312 sq. mtrs. out of Gat No. 1612 i.e. said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.**



5. **OWNER/PROMOTER OF THE LAND:**

The said land is owned to M/s. Landson Properties.

6. The report reflecting the flow of the title of the M/s. Landson Properties on the said land is enclosed herewith as annexure.

Date: 17.05.2023



Mahesh Kondvilkar

MAHESH KONDEVILKAR
Advocate

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1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the said land belonged to Mr. Dattu Kisan Sane.
- 1.2 That thereafter the said Mr. Dattu Kisan Sane died leaving behind him Mrs. Nirmala Dattatray Kalbhor, Mr. Sachin Dattatray Kalbhor, Mr. Ganesh Dattatray Kalbhor and Mrs. Swapnali Dattatray Kalbhor as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 10871.
- 1.3 That thereafter the said Mrs. Nirmala Dattatray Kalbhor, Mr. Sachin Dattatray Kalbhor, Mr. Ganesh Dattatray Kalbhor and Mrs. Swapnali Dattatray Kalbhor sold the said land to Mr. Shivaji Tukaram Akhade, Mr. Sudhir Vitthal Mungase and Mr. Vikrant Vilas Lande, vide Sale Deed dated 31.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 227/2015 on 08.01.2015 and reawith Correction Deed dated 29.05.2015 which is duly registered in the office of the Sub Registrar Haveli No. 25, at Serial No. 3334/2015 on 30.05.2015. In furtherance of the same names of Mr. Shivaji Tukaram Akhade, Mr. Sudhir Vitthal Mungase and Mr. Vikrant Vilas Lande were mutated on the 7/12 extract vide Mutation Entry No. 26392.
- 1.4 That thereafter the said Mr. Sudhir Vitthal Mungase, Mr. Shivaji Tukaram Akhade and Mr. Vikrant Vilas Lande sold said land to M/s. Landson Properties, vide Sale Deed dated 16/09/2021, which is duly registered in the office of the Sub Registrar Haveli No. 14 at Serial No. 11543/2021 on 20/09/2021. In furtherance of same name of M/s. Landson Properties was mutated in the 7/12 extract vide mutation Entry No. 34145.
- 1.5 That in the aforesaid manner M/s. Landson Properties became absolute owner of the said land.

2. POSSESSION:

It appears from the documentary records that M/s. Landson Properties having true and legal possession of the said property is having License possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 13.03.2023 bearing no. B.P./CHIKHALI/39/2023.

4. ENCUMBRANCES:-

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Landson Properties has become absolute owner of the land admeasuring about 33.12R i.e. 3312 sq.



mtrs. out of Gat No. 1612 i.e. said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

5. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 17.05.2023



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Advocate

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