

**ASHRAFALI.H.SAYYED**  
**ADVOCATE**



Off. – SHIRIN APTS. Flat no 4,  
mezzanine floor, 928  
Synagogue Street,  
Camp, Pune 411001.  
Mobile no. 9850173230.

**FORMAT –A**

**(Circular No. :-28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND.**

**Sr.No.**

- 1) 7/12 extract /P.R. Card as on date of application for registration.
- 2) Mutation Entry No10028 , 10705,10709, 12033, 12546,13003,13004,13065 ,  
13066, 13960 , 15934.
- 3) Search report for 30 years from 1969 Taken from Sub-Registrar?  
Office at Haveli-01 at, Pune.
- 4) Any other relevant title.
- 5) Litigations if any.

Date:-19/06/2023.

  
Advocate

Adv.Ashrafali Hasham Sayyed

Adv Ashraf Ali H. Sayyed  
Office Fiat No. 4, Mezanine Floor,  
Shirin Apt., 928 Synagogue Street,  
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Ph. 020-26053077 Cell. 9850173230

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(Circular No.:-28/2021)

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

### LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to plot no. CTS/C.S No 20/09 to 20/16 (1+2+3) situated at Mohamadwadi Taluka/Haveli District Pune (Hereinafter referred as the said plot “”).

I have investigated the title of the said plot on the request of (Kanifnath Reality) and following documents i.e.:-

#### 1) Description of the property.

The contiguous block of land admeasuring 03 HECTARE-44 ARE Survey No.20/09 to 20/16(1+2+3), its Plot A situate, lying and being at Village Mohammadwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone" under the Draft Development Plan for the extended areas of the City of Pune currently in force, and which contiguous block of land admeasuring 5630 sq. mtrs.

2/-

  
Adv Ashraf Ali H. Sayyed  
Office Flat No 4, Mezanine Floor,  
Shirin Apt. 328 Synagogue Street,  
Camp Pune 411 001  
Ph. 020-26053077 Cell. 9850173230



## 2) The documents of allotment of plot.

Development Agreement dated 01.10.2021 (duly Registered under Serial No.11429 of 2021 & Power of Attorney dated 07.02.2022 Serial No.2873 of 2022 respectively with the Sub-Registrar of Assurances Haveli 16, Pune) made by and between M/s Royal Construction Combine India Pvt Ltd i.e. the Owner/Confirming Party herein and M/s. KANIFNATH REALITY i.e. the Promoter/Developer herein agreed to work on a "principal to principal" basis and to divide the work for development of the said Land and to implement a Project thereon. Accordingly, the Promoter/Developer herein hold the rights of development of the land area 5630 sq. mtrs, bearing Survey No. 20/09 to 20/16(1+2+3), of Village Mohammadwadi i.e. the said Land

- 3) 7/12 extract or property card issued from web site of Gov. of Maharashtra mahabhumi.gov.in .dated 19/06/2023, mutation entry no. 10028 , 10705,10709, 12033, 12546,13003,13004,13065 ,13066,13960 , 15934.
- 4) Search report for 30 years from 1969 to till Date 19/06/2023.

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land

- 1) Royal Construction Combine India Pvt Ltd. CTS/C.S No-20/09 to 20/16(1+2+3).

3/-

The report reflecting the flow of the title of the Kanifnath Reality Through Partners 1) Mr.Pradip Parmeshwar Pathare, 2) Mr.Sanjay Shankarrao Hakke on the said land is enclosed herewith as annexure.

  
Adv.Ashrafali Hasham Sayyed  
Advocate.

Adv. Ashraf Ali H. Sayyed  
Office Flat No. 4, Mezanine Floor,  
Shirin Apt., 32B Synagoguge Street,  
Cantonment, Pune - 411 001  
(Stamp)  
Ph. 020-26035077 Cell. 9850173230

Date: 19/06/2023

Encl: Annexure.

### 1) Legal Encumbrances

Sr No	Court Name	Case Number	Case Type	Preventive/Injection/Interim Order Passed?	Petition Name	Order Petition Details	Year	Present status
1	District Court Pune	329/2016	Regular Civil Appeal	No	Sunanda Balu Shevale & Other	Prakash Laxman Shevale & Other	2016	Pending

### 2) Financial Encumbrances.-NO

  
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