



## DEEPAK P. SUHANDA

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

To,  
MahaRERA

#### LEGAL TITLE REPORT

Subject : Title clearance Certificate with respect to Property i.e. Private Layout Plot No. 05 & 07 admeasuring 00 Hectare 95.31 Ares i.e. 9531 Sq.Mtrs., out of Gat No. 129 (Old Gat No. 1249) having assessed at Rs. 20.22 Paise,, situated in village Borhadewadi, Taluka Haveli, Dist- Pune (hereinafter referred as the said plots)

1. I have investigated the title of the said plots on the request of Mr. Akshay Deepak Panjabi, R/at: Akshay Villa, Flat No. 9, Aashiyana Park, Survey No. 255, Aundh, Pune - 411007 and following documents i.e.

#### A. Description of the Property

All the piece and parcel of the Property i.e. Private Layout Plot No. 05 & 07 admeasuring 00 Hectare 95.31 Ares i.e. 9531 Sq.Mtrs., out of Gat No. 129 (Old Gat No. 1249) having assessed at Rs. 20.22 Paise,, situated in village Borhadewadi, Taluka Haveli, Dist- Pune, and within the limits of Pimpri Chinchwad Municipal Corporation & within the registration Jurisdiction of Sub-Registrar, Taluka Haveli, Dist -Pune and the same is bounded as under:

On or towards East : By Gat No. 130.  
On or towards South : By Plot No. 8 Part.  
On or towards West : By Plot No. 5 Part  
On or towards North : By Gat No. 132.

#### B. The Documents of allotment of Plot

1. That the said owners M/s. Deepmoti Promoters and Builders through partners Mr. Deepak Jeevandas Panjabi & Mr. Manoj Ramchandra Panjabi have transferred the said property i.e. plot admeasuring 00 Hectare 48.56 Ares, out of Gat No. 129, by the Sale Deed & Power of Attorney in favour of Mr. Akshay Deepak Panjabi, which is registered in the office of Sub-Registrar Haveli No. 18, bearing Registration No. 9595/2014 & 9596/2014, both Dt. 30/12/2014 and accordingly the name of the Present owner i.e. Mr. Akshay Deepak Panjabi was recorded in record of rights.





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2. That the said owner Mr. Deepak Jeevandas Panjabi has transferred the said property i.e. plot admeasuring 00 Hectare 46.75 Ares, out of Gat No. 129, by the Sale Deed & Power of Attorney in favour of Mr. Akshay Deepak Panjabi, which is registered in the office of Sub-Registrar Haveli No. 25, bearing Registration No. 4695/2020 & 4696/2020, both Dt. 14/08/2020 and accordingly the name of the Present owner i.e. Mr. Akshay Deepak Panjabi was recorded in record of rights.

C. 7/12 extract issued by Kamgar Talathi Village Borhadewadi dated 23/10/2020 Mutation Entry No. 7362 and the name of Mr. Akshay Deepak Panjabi is mutated on the 7/12 extract

D. Search Report for 30 Years from 1993 till 2022.

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 Mr. Akshay Deepak Panjabi is clear, marketable and without any encumbrances.

Owners of the land

A. Mr. Akshay Deepak Panjabi

Property i.e. Private Layout Plot No. 05 & 07 admeasuring 00 Hectare 95.31 Ares i.e. 9531 Sq.Mtrs., out of Gat No. 129 (Old Gat No. 1249) having assessed at Rs. 20.22 Paise., situated in village Borhadewadi, Taluka Haveli, Dist- Pune.

3. The report reflecting the flow of the title of the Mr. Akshay Deepak Panjabi on the said land is enclosed herewith as annexure

Encl : Annexure

Date 04/01/2022



*Deepak P. Suhandra*  
(Advocate)



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#### FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration :-

Property i.e. Private Layout Plot No. 05 & 07 admeasuring 00 Hectare 95.31 Ares  
i.e. 9531 Sq.Mtrs., out of Gat No. 129 (Old Gat No. 1249) having assessed at Rs.  
20.22 Paise,, situated in village Borhadewadi, Taluka Haveli, Dist- Pune

2. Mutation Entry No. 7362
3. Search report for 30 Years from Haveli No. 18 Taken from Sub-Registrar  
office at. Pimpri, Pune.
4. Any other relevant title - NO
5. Litigations if any - NO

Date 04/01/2022



*Deepak P. Suhandra*  
(Advocate)

