



# Mr. Prakash Nachnani

## M.Com., LL.B., Advocate

Add: P.W.D. 7/3, Near Anil Photo Studio, Pimpri, Pune – 411017.

To  
MahaRERA  
109 - 113, Maharaja Sayajirao  
Gaikwad Udyog Bhavan,  
Aundh, Pune, 411007

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **land bearing Survey No. 32, Hissa No. 2B** area admeasuring 732 sq.mtrs., situated at Village Rahatani, Taluka Haveli, District Pune (hereinafter referred as the "SAID PLOT")

I have investigated the title of the said plot on the request of **1) MR. JAYKUMAR GOPICHAND ASWANI and others** and following documents i.e.:-

#### 1) DESCRIPTION OF THE PROPERTY: -

All that piece and parcel of the land admeasuring **00 Hectare 7.32 Ares ("Project Land") i.e. 732 Square Meters** carved out of all those pieces and parcels of lands **admeasuring 01 Hectare 10 Ares i.e. 11000 Square Meters ("said Land") out of land bearing Survey No. 32, Hissa No. 2B** situated at Village Rahatani, Taluka Haveli, District Pune which are located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune. The Project Land is more particularly bounded more particularly as follows: -

#### On or towards:

**East:** By 30 Feet Road

**West:** By Property Of Mr. Tambe

**North:** By Plot No. 4 Plot No. 3 Mr. Kishan And Jagdish Aswani And Property Of Mr Chaudhary

**South:** Plot No. 2 Of Mr Manpurkar And Plot No.1



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**2) The documents of allotment of plot.**

- i. And Whereas Mr Ramchandra Namdev Kadam sold the said property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring **00 H 02.5 R**, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan G. Aswani, Mr. Jagdish N Aswani by executing sale deed in office of Sub registrar Haveli no. 26 having serial no **11110/2018** dated 27/08/2018. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 30588.
- ii. And Whereas Mr Rajender Gohdhalal Manpurkar and Mrs Uma Rajender Manpurkar sold the said property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring **00 H 02.5 R**, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan G. Aswani, Mr. Jagdish N Aswani and Mrs Sarla D. Dharmani by executing sale deed in office of Sub registrar Haveli no. 26 having serial no **14554/2018** dated 05/11/2018. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 30783.
- iii. And whereas Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode sold the property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R i.e. 2500 sq. ft. however as per 7/12 extract area collectively admeasuring **00 H 02.32 R**, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan Gopichand Aswani, Mr. Jagdish Nathuram Aswani, Mr. Chanduraja Nathuram Aswani, Mr. Yash Chanduraja Aswani, Mr. Anand Namdeo Aswani And Mr. Jaykumar Gopichand

Aswani by executing sale deed in office of Sub registrar Haveli no 21 having serial no **14941/2022 dated 02/08/2022**. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 33970.



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- iv. And whereas the said Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode executed Confirmation Deed for Property i.e. Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R i.e. 2500 sq. ft. however as per 7/12 extract area collectively admeasuring 00 H 02.32 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune in favour of Mr. Kishan Gopichand Aswani, Mr. Jagdish Nathuram Aswani, Mr. Chanduraja Nathuram Aswani, Mr. Yash Chanduraja Aswani, Mr. Anand Namdeo Aswani And Mr. Jaykumar Gopichand Aswani which is duly registered at Sub registrar Haveli no 18 having serial no 2670/2023 dated 09/02/2023.
- v. And Whereas the said 1) MR. KISHAN GOPICHAND ASWANI, 2) MR. JAGDISH NATHURAM ASWANI, 3) MRS. SARLA DEEPAK DHARMANI, 4) MR. CHANDURAJA NATHURAM ASWANI, 5) MR. YASH CHANDURAJA ASWANI, 6) MR. ANAND NAMDEO ASWANI and 7) MR. JAYKUMAR GOPICHAND ASWANI executed Special Power of Attorney which is duly notarized with Notary Advocate Pradip A. Nimbalkar, at Serial No. 1106/2023, dated 07/08/2023.
- vi. Accordingly, in this manner the Developer herein became the owner of the "Said Property" admeasuring 00 Hectare 7.32 Ares i.e. 732 Square Meters of land bearing Survey No. 32, Hissa No. 2B situated at Village Rahatani, Taluka Haveli, District Pune which are located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune.

3) 7 /12 extract issued by Talathi dated 09/11/2023, mutation entry no. 30588, 30783 & 33970.

4) Search report for 30 years from 1993 till 2024.

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 **1) MR. JAYKUMAR GOPICHAND ASWANI and others** is clear, marketable and without any encumbrances.



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Owners of the land

- (1) **MR. KISHAN GOPICHAND ASWANI**
- (2) **MR. JAGDISH NATHURAM ASWANI**
- (3) **MRS. SARLA DEEPAK DHARMANI**
- (4) **MR. CHANDURAJA NATHURAM ASWANI**
- (5) **MR. YASH CHANDURAJA ASWANI**
- (6) **MR. ANAND NAMDEO ASWANI**
- (7) **MR. JAYKUMAR GOPICHAND ASWANI**

(8) Qualifying comments/remarks if any - In view of the discussion, observations and chronology of the events in the documents and in the record of rights it appears that the title holders are legal and valid owner of the property and in view of latest 7/12 extract, index II and Receipts produced before me, it appears that the title of owners is unaffected and clear and at present no encumbrance is seen.

3/- The report reflecting the flow of the title of the **1) MR. JAYKUMAR GOPICHAND ASWANI and others** on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 25/04/2024



Advocate

(Stamp)

*1 act/ansl*  
*25/4/24.*



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Format A

### 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 No 30588, 30783 & 33970.

- i. Whereas it is revealed from the revenue record of year 1950 that, Shri Sitaram Sadhu Thopte was the owner of land situated at Survey No 32 Hissa no 2B of Rahatani within the registration

District Pune and Sub-Registrar of District Tal .haveli with the Jurisdiction of Rahatani admeasuring 1 H 13 R, referred as the said property. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.319.

- ii. Whereas that Shri Sitaram Sadhu Thopte died instance in year 1950 on 15 November, leaving behind his legal heirs Mrs. Sonabhai Sitaram Thopte, Shri Shankar Sitaram Thopte, Miss Anjanibhai Anant Ghondhabe, Shri Anushaya baban Ghondhabe, Miss Parubhai Baba Gujhar, Miss.Tanhabhai Sitaram Thopte, Miss. Bhaidhi Sitaram Thopte and they became the absolute owners of the property. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.824.

- iii. And whereas Mrs. Sonabhai Sitaram Thopte, Miss Anjanibhai Anant Ghondhabe, Shri Anushaya baban Ghondhabe, Miss Parubhai Baba Gujhar, Miss.Tanhabhai Sitaram Thopte, Miss. Bhaidhi Sitaram Thopte gave there share in the said property to Mr Shankar Sitaram Thopte and he became absolute owner. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.1054.

- iv. And where Mr Shankar Sitaram Thopte sold the said property to Mrs Sarubhai Sankar Thopte by executing sale deed on 03/09/1970.

- v. And Whereas Mrs Sarubhai Sankar Thopte sold the said property to Mr. Hanumant Ganpat Shelar by executing Sale deed Having



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serial No 265, 266 and 267 dated 17/02/1985 and thereafter Mr. Hanumant Ganpat Shelar became the owner of the said property and thereafter said transaction was mutated on newly formed 7/12 extract vide mutation entry no. 2535.

vi. And whereas Mr. Hanumant Ganpat Shelar didn't get the possession of the said land so he filed the civil suit having no.437/1995 against Mrs. Sarubhai Sankar Thopte and thereafter the court compromised the matter. Even after that the matter was not compromised so Mr. Hanumant Ganpat Shelar filed the Dharkhast bearing no 33/95 and as per the procedure of the court in the year 1996 the court brought the said property for auction,

and in the said auction Mr. Kundalik Bhimrao Sonawane, Mr. Ashok Shekba Dhavan, Mr. Sadanand Vasudeo Joshi, Mr. Anil Shrinvas Vaidhya, Mrs. Archana Arun Vaidhya, Mr. Ashish Gajanan Kulkarni, Mr. Shashikant Vasudeo Deshpande, Mr. Bhairu D. Shinde, Mr. Balsundar Shetty, Mr. Vishwanath Sukhdeo Wagehowre, Mr. Sudhakar Govind Dandekar and Mrs. Sandhya Padmakar Deodhar purchased the said property through court which is registered in Haveli no 5 having serial no 5990/1996 dated 02/08/1996. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no.8998.

vii. And whereas Mr. Kundalik Bhimrao Sonawane sold the property i.e. Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R, however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Rajender Gohdhalal Manpurkar and Mrs. Uma Rajender Manpurkar by executing sale deed in office of Sub registrar haveli no 5 having serial no 1092/2001 dated 02/02/2001. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 16395.

viii. And whereas Mr. Kundalik Bhimrao Sonawane sold the property i.e. Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Ramchandra Namdev Kadam by executing sale deed in office of Sub registrar haveli no



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5 having serial no 1091/2001 dated 02/02/2001. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 16479.

- ix. And whereas Sandhya Padamkar Devdhar sold the property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R i.e. 2500 sq. ft., carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode by executing sale deed in office of Sub registrar Haveli no 14 having serial no 5336/2002 dated 05/09/2002. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 17707.
- x. And Whereas Mr Ramchandra Namdev Kadam sold the said property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan G. Aswani, Mr. Jagdish N Aswani by executing sale deed in office of Sub registrar Haveli no. 26 having serial no 11110/2018 dated 27/08/2018. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 30588.
- xi. And Whereas Mr Rajender Gohdhalal Manpurkar and Mrs Uma Rajender Manpurkar sold the said property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan G. Aswani, Mr. Jagdish N Aswani and Mrs Sarla D. Dharmani by executing sale deed in office of Sub registrar Haveli no. 26 having serial no 14554/2018 dated 05/11/2018. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 30783.
- xii. And Whereas Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode have executed Kabuli Javab Special Power Of Attorney only for admission and presentation of Sale Deed of document already signed by Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode which is duly registered at Sub registrar Haveli no 18 having serial no 9384/2022 dated 20/05/2022.



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xiii. And whereas Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode sold the property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R i.e. 2500 sq. ft. however as per 7/12 extract area collectively admeasuring 00 H 02.32 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr. Kishan Gopichand Aswani, Mr. Jagdish Nathuram Aswani, Mr. Chanduraja Nathuram Aswani, Mr. Yash Chanduraja Aswani, Mr. Anand Namdeo Aswani And Mr. Jaykumar Gopichand

Aswani by executing sale deed in office of Sub registrar Haveli no 21 having serial no 14941/2022 dated 02/08/2022. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 33970.

xiv. And whereas the said Mr. Sanjeev Vasant Sarode and Mrs. Seema Sanjeev Sarode executed Confirmation Deed for Property i.e. Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R i.e. 2500 sq. ft. however as per 7/12 extract area collectively admeasuring 00 H 02.32 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune in favour of Mr. Kishan Gopichand Aswani, Mr. Jagdish Nathuram Aswani, Mr. Chanduraja Nathuram Aswani, Mr. Yash Chanduraja Aswani, Mr. Anand Namdeo Aswani And Mr. Jaykumar Gopichand Aswani which is duly registered at Sub registrar Haveli no 18 having serial no 2670/2023 dated 09/02/2023.

xv. And Whereas the said 1) MR. KISHAN GOPICHAND ASWANI, 2) MR. JAGDISH NATHURAM ASWANI, 3) MRS. SARLA DEEPAK DHARMANI, 4) MR. CHANDURAJA NATHURAM ASWANI, 5) MR. YASH CHANDURAJA ASWANI, 6) MR. ANAND NAMDEO ASWANI and 7) MR. JAYKUMAR GOPICHAND ASWANI executed Special Power of Attorney which is duly notarized with Notary Advocate Pradip A. Nimbalkar, at Serial No. 1106/2023, dated 07/08/2023.

xvi. Accordingly, in this manner the Developer herein became the owner of the "Said Property" admeasuring 00 Hectare 7.32 Ares i.e. 732 Square Meters of land bearing Survey No. 32, Hissa No. 2B situated at Village Rahatani, Taluka Haveli, District Pune which are located within the limits of the Pimpri Chinchwad



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Municipal Corporation and also within the jurisdiction of the  
Sub-Registrar of Assurances, District Pune.

3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar' office at Haveli 1 to 28

The Title history of last 30 years in respect of property Land or ground bearing Survey No. 32 Hissa No. 2B of Rahatani within the registration District Pune and Sub – Registrar of District Tal. Haveli with the Jurisdiction of Rahatani admeasuring 1 H 13 R Shows the following chain of transactions:

- i. Whereas it is revealed from the revenue record of year 1950 that, Shri Sitaram Sadhu Thopte was the owner of land situated at Survey No 32 Hissa no 2B of Rahatani within the registration

District Pune and Sub-Registrar of District Tal .haveli with the Jurisdiction of Rahatani admeasuring 1 H 13 R, referred as the said property. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.319.

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- iii. And whereas Mrs. Sonabhai Sitaram Thopte, Miss Anjanibhai Anant Ghondhabe, Shri Anushaya baban Ghondhabe, Miss Parubhai Baba Gujhar, Miss.Tanhabhai Sitaram Thopte, Miss. Bhaidhi Sitaram Thopte gave there share in the said property to Mr Shankar Sitaram Thopte and he became absolute owner. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.1054.



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- v. And Whereas Mrs Sarubhai Sankar Thopte sold the said property to Mr. Hanumant Ganpat Shelar by executing Sale deed Having serial No 265, 266 and 267 dated 17/02/1985 and thereafter Mr. Hanumant Ganpat Shelar became the owner of the said property. and thereafter said transaction was mutated on newly formed 7/12 extract vide mutation entry no. 2535.
- vi. And whereas Mr. Hanumant Ganpat Shelar didn't got the possession of the said land so he filed the civil suit having no.437/1995 against Mrs. Sarubhai Sankar Thopte and thereafter the court compromised the matter. Even after that the matter was not compromise so Mr. Hanumant Ganpat Shelar filed the Dharkhast bearing no 33/95 and as per the procedure of the court in the year 1996 the court brought the said property for auction, and in the said auction Mr. Kundalik Bhimrao Sonawane, Mr Ashok Shekba Dhavan, Mr. Sadanand Vasudeo Joshi, Mr. Anil Shrinvas Vaidhya, Mrs. Archana Arun Vaidhya, Mr. Ashish Gajanan Kulkarni, Mr Shashikant Vasudeo Deshpande, Mr Bhairu D. Shinde, Mr Balsundar Shetty, Mr. Vishwanath Sukhdeo Wagehowre, Mr Sudhakar Govind Dandekar and Mrs sandhya padmakar Deodhar purchased the said property through court which is registered in Haveli no 5 having serial no 5990/1996 dated 02/08/1996. Effect of the said transaction was mutated on 7/12 extract vice mutation entry no.8998.
- vii. And whereas Mr Kundlik Bhimrao Sonawane sold the property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R, however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr Rajender Gohdhalal Manpurkar and Mrs Uma Rajender Manpurkar by executing sale deed in office of Sub registrar haveli no 5 having serial no 1092/2001 dated 02/02/2001. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 16395.



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- viii. And whereas Mr Kundlik Bhimrao Sonawane sold the property i.e Survey No. 32/2B admeasuring 01 H 10 R out of which 00 H 02.5 R however as per 7/12 extract area collectively admeasuring 00 H 02.5 R, carved out of Survey No. 32 Hissa No. 2B of village Rahatani, Taluka Haveli, District Pune to Mr Ramchandra Namdev Kadam by executing sale deed in office of Sub registrar haveli no 5 having serial no 1091/2001 dated 02/02/2001. Effect of the said transaction was mutated on 7/12 extract vide mutation entry no. 16479.
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Power of Attorney which is duly notarized with Notary Advocate  
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Taluka Haveli, District Pune which are located within the limits of the  
Pimpri Chinchwad Municipal Corporation and also within the jurisdiction  
of the Sub-Registrar of Assurances, District Pune.

4) Any other relevant title.

5) Litigations – Nil.

Date: 25/04/2024



Advocate.

(Stamp)

*Pradip A. Nimbalkar*  
*25/4/24.*

Housiey.