

# Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411044.  
Email. [sklegalsolution@gmail.com](mailto:sklegalsolution@gmail.com), Ph: 02027653399, Cell No. 9822063789.

## Format-A (Circular No. 28/2021)

To,

**MahaRERA.**  
**BKC Housefin Bhavan,**  
**Plot No. C-21, near RBI, E Block,**  
**Bandra Kurla Complex, Bandra (E)**  
**Mumbai 400051.**

### LEGAL TITLE REPORT

**Sub-** Title clearance certificate with respect to **121800 Sq. ft. i.e. 11315.48 Sq. Mtrs carved out of Plot bearing No. 163** out of Land bearing **Survey No. 195/1+2, 196/1 to 8** being, lying and situated at Revenue Village **CHINCHWAD**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune. (Herein after referred as said Plot)

I have investigated the tile of said plot on the request of owner M/s. Vishnu Housing and following documents;

**1)** Description of property- All that piece and parcel of land or ground comprising Industrial Land area admeasuring about **121800 Sq. ft. i.e. 11315.48 Sq. Mtrs carved out of Plot bearing No. 163** out of Land bearing **Survey No. 195/1+2, 196/1 to 8** being, lying and situated at Revenue Village **CHINCHWAD**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

On or towards **EAST** : Part of Plot No. 163 developed by Vaishnavi Associates.  
On or towards **SOUTH** : Main Road.  
On or towards **WEST** : Part of Plot No. 163 sold by original owners & part of it adjoining to 9 Mtrs Road.  
On or towards **NORTH** : Part of Plot No. 163 sold to Khambe brothers & Part of property of Vaishnavi Associates.

**2)** The Title documents in respect of the property as follows;  
**i.** 7/12 extracts of Survey No. 195/1&2, 196/1 to 8 Plot No. 163.  
**ii.** Mutation entry No. 3248.  
**iii.** Mutation entry No. 3804.  
**iv.** Mutation entry No. 6264.  
**v.** Mutation entry No. 14264.  
**vi.** Mutation entry No. 14610.  
**vii.** Mutation entry No. 15350.



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- viii. Sale Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 12581/2010 dt. 01/11/2010.
- ix. Correction Deed registered in the Office of Sub-Registrar Haveli No. 1 at Serial No. 11475/2010 dt. 23/12/2010.
- x. Partition Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 8493/2012 dt. 22/08/2012.
- xi. Correction Deed registered in the Office of Sub-Registrar Haveli No. 18 at Serial No. 8683/2015 dt. 28/10/2015.
- xii. Sale Deed registered in the Office of Sub-Registrar Haveli No. 18 at Serial No. 8577/2015 dt. 26/10/2015.
- xiii. Partnership Deed dt. 01/06/2013.
- xiv. Reconstitution Deed dt. 19/08/2019.
- xv. ULC Order No. ULC/Ka-3/K-20/SR/24/20/Ja.Kra.121 dt. 16/03/2012.
- xvi. NA Order No. Jamin/NA/SR/331/2023 dt. 19/07/2023.
- xvii. Commencement Certificate bearing No. BP/Chinchwad/103/2024 dt. 19/09/2024.

3) And other related documents.

4) Search Report 1995-2024.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners is clear, marketable without any encumbrances.

Owners of the Land,  
**Vashdev Gurnomal Rohra,**  
**Kanta Rajesh Ahuja,**  
**Chander Gurnomal Rohra**

5) The Report reflecting the flow of the Title of the Landowner to the said Land is enclosed herewith as annexure.

**Pune,**  
**Dt. 02/10/2024.**



*Shrikant*  
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## FLOW OF TITLE TO THE SAID LAND

Sr. No.

1. 7/12 Extract/PR Card as on the date of Application for Registration. - Survey No. 195/1&2, 196/1 to 8 Plot No. 163  
  
Owners,  
Vashdev Gurnomal Rohra,  
Kanta Rajesh Ahuja,  
Chander Gurnomal Rohra
2. Mutation Entry - As per Search Title Report
3. Search Report for 30 years from taken - 1995 to 2024  
from Sub-Registrar office at Haveli Pune.
4. Any other Relevant Title. - NA
5. Litigation if any. - NO

Pune.

Date; 02/10/2024



*Shrikant*  
Adv. Shrikant Keshav Kadam