

P. M. KHIRE
B. Sc. (Hons.) LL. B.
Advocate

"SAKET"
44/54, Navsahyadri Society,
Parijat Lane, Karvenagar,
Pune - 411 052
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Date : 24.09.2024

FORMAT – A
(Circular No. : 28/2021)

To,
Maha RERA
Housefin Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to S.No.19/3B/2
situated at Balewadi, Taluka Haveli, District Pune
(hereinafter referred as the "said Property")

I have investigated the title of the said Property on the request of
M/s Atharva Developments and following documents i.e. :-

1. **DESCRIPTION OF THE PROPERTY -**

All that piece and parcel of land and ground situate within the
Registration Sub-Dist. Taluka Haveli, Dist. Pune and within the limits
of Pune Municipal Corporation, Mouje Balewadi bearing Plot/Tukada
Nos. 2 and 3 out of the private layout of S.No.19/3B/2, totally
admeasuring an area of 0 Hector 08.36 Are. i.e. 836 Sq.mtrs. and
together bounded as per Demarcation plan dated 18.04.2023 as
follows -



On or towards the East : By Plot No.1 out of S.No.19/3B/2
On or towards the South : By Road
On or towards the West : By Plot No.4 out of S.No.19/3B/2
On or towards the North : By Road

2. **THE DOCUMENTS OF ALLOTMENT OF PROPERTY -**

- a] Copy of 7/12 extracts for the year 1942-43 to 1996-1997, 1993-1994 to 2015-2016, 2017-2018 to 2019-2020. (village form no. 7/12 for the years 2016-17, 2020-21 to 2023-24 and relevant mutation entries thereon are not given to me which are essential)
- b] Copy of Mutation Entry Nos.1792, 2654, 2931, 2883, 2895, 4576 and 10277.
- c] Copy of Release Deed dated 26.04.1990, by Shri. Shripad Ramchandra Deshmukh in favour of Smt. Vinita Prakash Navre, which is registered at the Office of Sub Registrar Haveli No.1 at Serial No. 6413/90.
- d] Copy of Conveyance Deed dated 22.10.1991, between Smt. Vinita Prakash Navre and Shri Prabhakar Ganesh Sardesai, which is registered at the Office of Sub Registrar Haveli No.4 at Serial No.337/91.
- e] Copy of Conveyance Deed dated 22.10.1991, between Smt. Vinita Prakash Navre and Shri Prabhakar Ganesh Sardesai, which is registered at the Office of Sub Registrar Haveli No.4 at Serial No.338/91.
- f] Copy of Sale Deed dated 22.02.1996, by Shri Prabhakar Ganesh Sardesai in favour of Mrs. Mukta Abhijeet Lonkar & another, which is registered at the Office of the Sub Registrar Haveli No.4, at Serial No.2392/1996.
- g] Copy of Regularization Certificate No.BCO/6/436 dated 17/11/2003.
- h] Copy of Demarcation Plan 18.04.2023.
- i] Search Report of Adv. Arif Nadaf dated 09.10.2023 and 06.08.2024
- j] Copy of Title Opinion dated 07.11.2023 and 14.08.2024



- k] Copy of Sale Deed dated 22.02.2024 by Mrs. Mukta Abhijit Lonkar & M/s Lonkar Automobiles Pvt. Ltd. in favour of M/s Atharva Developments. which is registered at the Office of the Sub Registrar Haveli No.21 at Serial No.5865/2024
- l] Copy of Power of Attorney dated 23.02.2024 by Mrs. Mukta Abhijit Lonkar & M/s Lonkar Automobiles Pvt. Ltd. in favour of Shri Ashwin Ulhas Trimal, Partner of M/s Atharva Developments, which is registered at the Office of the Sub Registrar Haveli No.21 at Serial No.5866/2024.
- m] Copy of Commencement Certificate bearing No.CC/1070/24 dated 22.07.2024.
- n] Copy of the Sanctioned plans
- o] Letter of M/s Atharva Developments dated 02.08.2024.

3. Various 7/12 extracts and Mutation Entries are as mentioned in para 2(a) and (b) above.

4. Search report for 30 years from 1995 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 following owner is clear, marketable and without any encumbrances.

Owner of the land	
M/s Atharva Developments through its Partner – Shri Ashwin Ulhas Trimal	S.No.19/3B/2, Mouje Balewadi, Taluka Haveli, Dist. Pune, admeasuring an area of 0 Hector 08.36 Are.

5. **Qualifying comments / remarks if any** : This title certificate is issued subject to what is stated in detail in my Title Opinion dated 24.09.2024 which is enclosed herewith as annexure.



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Advocate

3/- The report reflecting the flow of the title of the owner – M/s Atharva Developments on the said land is enclosed herewith as annexure.

Encl : Annexure (Title Report dated 24.09.2024)



[P. M. KHIRE]

Advocate



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FLOW OF THE TITLE OF THIS SAID LAND

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

The name of M/s Atharva Developments through its Partner – Shri Ashwin Ulhas Trimal is recorded in the 7/12 extract vide Mutation Entry No.10277 dated 02.08.2024 in respect of the property comprising ALL THAT piece and parcel of land and ground admeasuring an area of 0 Hector 08.36 Are situate within the Registration Sub-District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation bearing S.No.19/3B/2, Mouje Balewadi, Pune.

2. Mutation Entry –

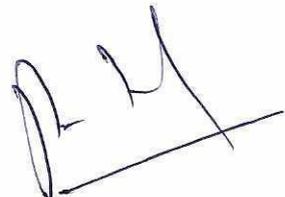
The mutation entry of S.No.19/3B/2 Mouje Balewadi, Pune reveals that vide Mutation Entry No.10277 dated 02.08.2024 the name of M/s Atharva Developments through its Partner – Shri Ashwin Ulhas Trimal is recorded as Owner of the area admeasuring 0 Hector 08.36 Are out of the land bearing S.No.19/3B/2, Mouje Balewadi, Pune.

3. Search Report for 30 years from 1995 to 2024 taken from the official website www.igrmaharashtra.com

4. Any other relevant Title – NIL

5. Litigations if any – NIL

Date : 24.09.2024


[P.M.KHIRE]

Advocate

