

"FORMAT A"

(Circular 28/2021, dated 08/08/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot bearing Survey No. 26/1/2/1 and Survey No. 26/1/3/1, area admeasuring 11080 Sq. Mtrs., situated at Punawale, Taluka Mulshi, District Pune (hereinafter referred as the said plot "A. A. PRIVILEGE").

I have investigated the title of the said plot on the request of 1) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, Through their Power of Attorney Holder, M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani and following documents i.e.:- Sale Deed, Development Agreement, 712 & Mutation Entrys 1950 to 2024.

1) Description of the property.

All the piece and parcel of the property bearing 1) Survey No. 26, Hissa No. 1/2/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, AND 2) Survey No. 26, Hissa No. 1/3/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, **Total admeasuring 01 H. 10.80 R land i. e. admeasuring 11080 Sq. Mtrs.,** situated at village Punawale, Taluka Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and registration Jurisdiction of Sub-Registrar Haveli, Taluka Haveli, Dist. Pune and the same is bounded as under:-

On or Towards East : By Road.

On or Towards West : By Jambegaon Shive.

On or Towards South : By Survey No. 26/1/4/1 Property of Mrs. Sunita Sanjay Gaikwad & Shri. Namdev Sopan Gaikwad.

On or Towards North : By Survey No. 26/1/1/1 Property of Shri. Nitin Shankar Gaikwad. ..2.



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- 2) The documents of allotment of plot. NO
- 3) 7 /12 extract or property card issued by Talathi Office dated 20/09/2024, mutation entry No. 1) Survey No. 26/1/2/1 – 273, 373, 582, 635, 741, 1111, 1367, 1661, 2265, 2980, 3300, 3301, 3928, 4994, 5488.
- 2) Survey No. 26/1/3/1 – 273, 373, 582, 635, 741, 1111, 1489, 1631, 2373, 2702, 2980, 3300, 3928, 4666, 5488, 5640.

That the said owners 1) Shri. Vilas Dnyaneshwar Gaikwad; 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, have transfered Development Rights the said property bearing Survey No. 26/1/3/1, admeasuring 00 H. 55.40 R land by Development Agreement, in favour of M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani, which is registered in the office of Sub-Registrar, Haveli No. 18, Pune, vide its Serial No. 19902/2022, dt. 20/10/2022.

That the said owners 1) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, have transfered Powers the said property bearing Survey No. 26/1/3/1, admeasuring 00 H. 55.40 R land by Power of Attorney, in favour of M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani, which is registered in the office of Sub-Registrar, Haveli No. 18, Pune, vide its Serial No. 19903/2022, dt. 20/10/2022.

- 4) Search report for 30 years from 1994 till 2024.



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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) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, Through their Power of Attorney Holder, M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani is clear, marketable and without any encumbrances.

Owners of the land

1) 1) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, Through their Power of Attorney Holder, M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani 1) Survey No. 26, Hissa No. 1/2/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, AND 2) Survey No. 26, Hissa No. 1/3/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, **Total admeasuring 01 H. 10.80 R land**, equivlent to 11080 Sq. Mtrs., situated at village Punawale, Taluka Mulshi, Dist. Pune, by Development Agreement & Power of Attorney Registered Sub-Registrar, Haveli No. 18, at Serial No. 19902/2022 & 19903/2022, dt. 20/10/2022.

(1) a) M/s. J. N. Realty and Homes

Survey No. 26/1/2/1.

(2) b) M/s. J. N. Realty and Homes

Survey No. 26/1/3/1.

(3) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the 1) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, Through their



BABAN PANDURANG BANSUDE

M.A., L.L.B.

Office No. 207 & 208, 2nd Floor, Dashmesh Square, A-Type, Survey No. 108/2/1,
Near Sant Nirankari Bhavan, Vijaynagar, Pimpri, Pune - 411 017.

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Power of Attorney Holder, M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani, on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 24/10/2024.



BABAN P. BANSUDE
ADVOCATE.

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"FORMAT A"

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Survey No. 26/1/2/1 and Survey No. 26/1/3/1.

- 1) 7/12 extract / P. R. Card as on date of application for registration.
- 2) Mutation Entry No. 1) Survey No. 26/1/2/1 – 273, 373, 582, 635, 741, 1111, 1367, 1661, 2265, 2980, 3300, 3301, 3928, 4994, 5488.
2) Survey No. 26/1/3/1 – 273, 373, 582, 635, 741, 1111, 1489, 1631, 2373, 2702, 2980, 3300, 3928, 4666, 5488, 5640.
- 3) Search report for 30 years from 1994 TO 2024 Taken from Sub-Registrar' office at Haveli, Pune.
1) Shri. Vilas Dnyaneshwar Gaikwad, 2) Mrs. Sharda Vilas Gaikwad, 3) Shri. Ajinkya Vilas Gaikwad, 4) Mrs. Mohini Ajinkya Gaikwad, 5) Mr. Shivance Ajinkya Gaikwad, 6) Shri. Sanket Vilas Gaikwad, 7) Shri. Ritesh Vilas Gaikwad, 8) Shri. Akash Suryakant Gaikwad, 9) Mrs. Surekha Suryakant Gaikwad, 10) Miss. Tejashree Suryakant Gaikwad, 11) Shri. Omkar Chandrakant Gaikwad, 12) Mrs. Priyanka Omkar Gaikwad, 13) Shri. Chandrakant Nivrutti Gaikwad, 14) Mrs. Sunita Chandrakant Gaikwad, Through their Power of Attorney Holder, M/s. J. N. Reality and Homes, Throught its Partners, 1) Shri. Govind Gopichand Devnani, 2) Shri. Harjeet Gopichand Devnani 1) Survey No. 26, Hissa No. 1/2/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, AND 2) Survey No. 26, Hissa No. 1/3/1, admeasuring 00 H. 55.06 R. land + Pot Kharaba admeasuring 00 H. 00.34 R land, having Akar Rs. 00=64 Paise, **Total admeasuring 01 H. 10.80 R land**, equivlent to 11080 Sq. Mtrs., situated at village Punawale, Taluka Mulshi, Dist. Pune, by Development Agreement & Power of Attorney Registered Sub-Registrar, Haveli No. 18, at Serial No. 19902/2022 & 19903/2022, dt. 20/10/2022.
- 4) Any other relevant title.
- 5) Litigations if any. NIL

Date : 24/10/2024



BABAN P. BANSUDE
ADVOCATE.