

# Dinesh Ghadge

Advocate

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**FORMAT- A**  
**(Circular No.: 28 / 2021)**

To,

**MahaRERA**

**LEGAL TITLE REPORT**

Subject: Title clearance certificate with respect land at Gat No. 128 (P) admeasuring about 00 H 32.49 R i.e. 3249 sq. mtr. at Village Chikhali, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the **said land**)

I have investigated the title of the said land on the request of M/s. JP Realtors and following documents:

**1. Description of the property:**

All that piece and parcel of land admeasuring about 00 H 32.49 R i.e. 3249 sq. mtr. out of land admeasuring about 5314 sq. mtr. out of Gat No. 128 (P) totally admeasuring about 01H 23R, at Village Chikhali, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune along with Easementary rights of 12 mtr. wide access-road passing through Gat Nos. 130, 129 and 128 and which land is bounded as follows:

On or towards East	: by Gat No. 129
On or towards South	: by 12 mtr. road
On or towards West	: by Remaining land out of Gat No. 128
On or towards North	: by Property of Gat Nos. 105, 106 and 107

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience

**2. Documents of Allotment of Plot:**

- 2.1 7/12 Extract and Mutation Entries.
- 2.2 Index II of Release Deed dated 04.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8075/2023 by Mrs. Meghna Dinkar Saswade, Mrs. Shubhangi Shivaji Farate in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade.
- 2.3 Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024 between M/s. Ankur Buildcon and others.
- 2.4 Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6991/2024 by Mr. Kashinath Vishwanath Saswade and others in favour of M/s. Ankur Buildcon.
- 2.5 Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10860/2024 on 17.05.2024 by Mr. Krutesh Dinesh Nelekar in favour of M/s. Ankur Buildcon.
- 2.6 Sale Deed dated 26.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 16113/2024 by M/s. Ankur Buildcon in favour of M/s. JP Realtors.
- 2.7 Deed of Partnership (Retirement Cum Reconstitution of Partnership) dated 21.06.2018 of M/s. Ankur Buildcon.

- 2.8 Order dated 04.04.2024 passed by Hon'ble District Judge -12 and Additional Session Court, Pune pertaining to the Regular Civil Appeal No. 233/2010.
- 2.9 Order dated 01.04.2024 passed by Hon'ble 2<sup>nd</sup> Addl. Judge and CJSD, Small Cause Court, Pune pertaining to the Special Civil Suit No. 130/2012.
- 2.10 Commencement Certificate dated 14.01.2025 bearing no. B.P./Chikhali/05/2025 issued by Pimpri Chinchwad Municipal Corporation.
3. Search report for 30 years from 1995 till 2025.

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 M/s. JP Realtors become absolute owner of the land at Gat No. 128 (P) admeasuring about 00 H 32.49 R i.e. 3249 sq. mtr. i.e. said land and the title of said land is clear, marketable and without any encumbrances.

4. **Owners of the Land:**

The said land is owned by M/s. JP Realtors.

5. The report reflecting the flow of the title of the M/s. JP Realtors to the said land is enclosed herewith as annexure.

Date: 25.01.2025



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

### 1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Gat No. 128 (Old Survey No. 38/8, 38/9, 38/10 and 38/11) admeasuring about 1H 23R belonged to Smt. Tarabai Vishwanath Saswade since the year 1970.
- 1.2 That the said Smt. Tarabai Vishwanath Saswade died on 03.09.2004 leaving behind her Mr. Kashinath Vishwanath Saswade, Late Mr. Dinkar Vishwanath Saswade died on 01.08.1994, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land, vide **Mutation Entry No. 15021** dated 12.08.2005.
- 1.3 That thereafter the said Mrs. Meghna Dinkar Saswade and Mrs. Shubhangi Shivaji Farate released their share in the aforesaid land alongwith others property in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade, vide Release Deed dated 04.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8075/2023. In furtherance of aforesaid effect was mutated on 7/12 extract, vide **Mutation Entry No. 35047** dated 15.06.2023.
- 1.4 That said Mr. Kashinath Vishwanath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinakar Saswade and Smt. Kaushalya Dinkar Saswade exchanged land at Gat No. 128 admeasuring about 53.14R with M/s. Ankur Buildcon, vide Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024 and Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6991/2024. However name of M/s. Ankur Buildcon is not mutated on 7/12 extract.
- 1.5 That the said Mr. Krutesh Dinesh Nelekar consented for the aforesaid Exchange Deed dated 24.03.2024 in favour of M/s. Ankur Buildcon vide Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10860/2024 on 17.05.2024.
- 1.6 That thereafter the said M/s. Ankur Buildcon sold the land at Gat No. 128 (P) admeasuring about 20.65R to M/s. Primal Sundryam, vide Sale Deed dated 16.04.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 8384/2024. (Traced in Search). However aforesaid Sale Deed is not provided for my verification and name of M/s. Ankur Buildcon not mutated on 7/12 extract.
- 1.7 That thereafter the said M/s. Ankur Buildcon sold the land admeasuring about 00 H 32.49 R i.e. 3249 sq. mtr. out of land admeasuring about 5314 sq. mtr. out of Gat No. 128 (P) i.e. said land to M/s. JP Realtors vide Sale Deed dated 26.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 16113/2024. In furtherance of the same name of M/s. JP Realtors was mutated on 7/12 extract, vide **Mutation Entry No. 36622**. However aforesaid Mutation Entry is not provided for my verification.
- 1.8 That in the aforesaid manner M/s. JP Realtors became absolute owner of the said land.

### 2. POSSESSION:

It appears from the documentary records that M/s. JP Realtors is having true and legal possession for the purpose of Development of the said property.

**3. SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 14.01.2025 bearing no. B.P./Chikhali/05/2025 That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

**4. LITIGATIONS: Nil**

**5. ENCUMBRANCES: Nil**

**6. Note -** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 25.01.2025



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Advocate

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