

# Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,  
MahaRERA

**LEGAL TITLE REPORT**

Subject: Title clearance certificate with respect of land admeasuring about **00 H 92R i.e. 9200 sq. mtr.** out of Survey No. 93/1/2 (P) total admeasuring about 01H 52R at Village Ravet, Taluka Haveli, within the limits of the Pune 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. Knest Constructions LLP and following documents:

**1. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel land at admeasuring about 92R out of Survey No. 93/1/2 total admeasuring about 01H 52R at Village Ravet, Taluka Haveli, within the limits of the Pune Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East :By Property of Mr. Pravin Ramchandra Palekar in Survey No. 93/2  
On or towards South :By Property of 60R out of same Survey no. sold to Mr. Pralhad Ingale  
On or towards West : By Boundary of Survey No. 86 & Property of Mr. Dnyaneshwar Damu Bhondwe  
On or towards North :By Property of Mr. Ashok and Dattatrya Tukaram Bhondwe in Survey No. 93/1/1

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

**2. DOCUMENTS OF ALLOTMENT OF SAID LAND:**

- 2.1 Sale Deed dated 10.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 259/2007 by Mr. Dattatray Malhari Taras in favour of Mr. Ramchandra Udham Panjabi, Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi.
- 2.2 Release Deed dated 04.08.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8179/2008 by Smt. Kaushalya alias Kausalya Sunder Panjabi and others in favour of Mr. Jitu alias Jitendra Sunder Panjabi.
- 2.3 General Power of Attorney dated 23.03.2012 which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3096/2012 by Mr. Ram Udham Panjabi and others in favour of Mr. Balu Mahadev Naikawde.
- 2.4 Sale Deed dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17072/2024 by Mr. Ramchandra alias Ram Udham Panjabi, Mr. Jitu alias Jitendra Sunder alias Sunderdas Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi in favour of M/s. Knest Constructions LLP.
- 2.5 Power of Attorney dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17073/2024 by Mr. Ramchandra alias Ram Udham Panjabi, Mr. Jitu alias Jitendra Sunder alias Sunderdas Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi in favour of M/s. Knest Constructions LLP.

- 2.6 Indenture of Mortgage dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17085/2024 by M/s. Knest Constructions LLP in favour of Prachay Capital Private Limited.
- 2.7 Deed of Hypothecation dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17086/2024 by M/s. Knest Constructions LLP in favour of Prachay Capital Private Limited.
- 2.8 Search and Title Report dated 06.02.2019, issued by Naresh Wayal pertaining to the said land.
- 2.9 Commencement Certificate dated 02.02.2024 bearing No. B.P./Ravet/27/2024 issued by Pimpri Chinchwad Municipal Corporation.
- 2.10 7/12 extract and following Mutation Entries mentioned thereon.
3. Search report for 30 years from 1995 till 2024.

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. Knest Constructions LLP became absolute owner of land admeasuring about 00 H 92R i.e. 9200 sq. mtr. out of Survey No. . 93/1/2 (P) i.e. said land and the title of said land is clean, clear and marketable subject to charge of Prachay Capital Private Limited.

4. **OWNER/PROMOTER OF THE LAND:**

The said land belonged to M/s. Knest Constructions LLP.

5. The report reflecting the flow of the title of M/s. Knest Constructions LLP on the said land is enclosed herewith as annexure.

Date: 08.08.2024



  
**DINESH DHADGE**  
Advocate  
For Legal Realty LLP

# Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

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

- 1.1 That the land at Survey No. 93/1 admeasuring about 2H 92R belonged to Smt. Tarabai Narayan Kalje, Smt. Sarubai Dasrath Walhekar and Smt. Sitabai Vishnu Bhalekar prior to year 1986.
- 1.2 That thereafter the said Smt. Tarabai Narayan Kalje, Smt. Sarubai Dasrath Walhekar and Smt. Sitabai Vishnu Bhalekar with consent of Mr. Tukaram Shripati Bhondwe sold the land at Survey No. 93/1 admeasuring about 01H 52R to Mr. Dattatray Malhari Taras vide Sale Deed dated 04.10.1990, which is duly registered in the office of Sub Registrar Haveli No. 02, at Serial No. 14708/1990. In furtherance of the same the land sold to Mr. Dattatray Malhari Taras was given Survey No. 93/1/2 and the land retained by the aforesaid land owners was given Survey No. 93/1/1. In furtherance of the same name of Mr. Dattatray Malhari Taras was mutated on the 7/12 extract vide **Mutation Entry No. 2458** dated 27.11.1990.
- 1.3 That thereafter the said Mr. Dattatray Malhari Taras sold the land admeasuring about 92R out of Survey No. 93/1/2 i.e. said land to Mr. Ramchandra Udham Panjabi, Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi vide Sale Deed dated 10.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 259/2007. In furtherance of the same name of Mr. Ramchandra Udham Panjabi, Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi mutated on 7/12 extract, vide **Mutation Entry No. 6139** dated 11.05.2007.
- 1.4 That thereafter the said Mr. Sunder Udham Panjabi died on 30.11.2007, leaving behind him Mr. Jitu alias Jitendra Sunder Panjabi (son), Mrs. Mehak Kamal Panjawani (daughter), Mrs. Aasha alias Aashu Pradip Sundarani (daughter), Mrs. Nisha Sunil Sundarani (daughter) and Smt. Kaushalya alias Kausalya Sunder Panjabi (Widow) as his legal heirs. In furtherance of the same name of Smt. Kaushalya alias Kausalya Sunder Panjabi and others mutated on 7/12 extract, vide **Mutation Entry No. 7779** dated 26.05.2011.
- 1.5 That thereafter the said Smt. Kaushalya alias Kausalya Sunder Panjabi, Mrs. Mehak Kamal Panjawani, Mrs. Aasha alias Aashu Pradip Sundarani and Mrs. Nisha Sunil Sundarani released their share in the Survey No. 93/1/2 alongwith others properties in favour of Mr. Jitu alias Jitendra Sunder Panjabi, vide Release Deed dated 04.08.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8179/2008. In furtherance of the same name of Smt. Kaushalya alias Kausalya Sunder Panjabi and others deleted form 7/12 extract, vide **Mutation Entry No. 8432** dated 12.03.2013. However aforesaid document is not traced in online search.
- 1.6 That thereafter the said Rama Spaces through its partners Mr. Ram Udham Panjabi, Mr. Govind Udham Panjabi, Smt. Kaushalya alias Kausalya Sunder Panjabi, Mr. Moti Udham Panjabi, Mr. Ram Udham Panjabi, Mr. Govind Udham Panjabi, Smt. Kaushalya alias Kausalya Sunder Panjabi, Mr. Moti Udham Panjabi inter alia authorized Mr. Balu Mahadev Naikawde to admit registration of document, vide General Power of Attorney dated 23.03.2012 which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3096/2012.
- 1.7 That thereafter the said Mr. Ramchandra alias Ram Udham Panjabi, Mr. Jitu alias Jitendra Sunder alias Sunderdas Panjabi, Mr. Moti Udham Panjabi and Mr. Govind Udham Panjabi sold the said land to M/s. Knest Constructions LLP, vide Sale Deed dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17072/2024 and Power of Attorney dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No.

24, at Serial No. 17073/2024. However name of M/s. Knest Constructions LLP name is not mutated on 7/12 extract.

- 1.8 That thereafter the said M/s. Knest Constructions LLP availed loan from Prachay Capital Private Limited by creating charge over the said land, vide Indenture of Mortgage dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17085/2024 and Deed of Hypothecation dated 09.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 17086/2024.

**2. OTHER TRANSACTION:**

- 2.1 That thereafter the said Mr. Dattatray Malhari Taras sold the land admeasuring about 60R out of Survey No. 93/1/2 to Mr. Pralhad Shankar Ingale, vide Sale Deed dated 27.09.1995, which is duly registered in the office of Sub Registrar, at Serial No. 7736/1995. In furtherance of the same his name was mutated on 7/12 extract vide **Mutation Entry No. 3180** dated 24.11.1996.

- 2.2 That thereafter the said Mr. Pralhad Shankar Ingale died on 15.12.2016, leaving behind Sunada Pralhad Ingale (wife), Mr. Kiran Pralhad Ingale (son), Mr. Sanjeev Pralhad Ingale (son) and Mrs. Mrunali Pralhad Ingale (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 9919**.

- 2.3 That thereafter the said Sunada Pralhad Ingale and Mrs. Mrunali Pralhad Ingale release their share on Survey No. 93/1/2 in favour of Mr. Kiran Pralhad Ingale and Mr. Sanjeev Pralhad Ingale vide Release Deed dated 01.09.2018, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 11492/2018. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 10490**.

- 2.4 That Hon'ble Tahsildar, Maval, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Gat No. 93/1/2 and other properties. In furtherance of the same aforesaid effect was mutated on the 7/12 extract vide **Mutation Entry No. 9611**.

**3. POSSESSION:**

It appears from the documentary records that M/s. Knest Constructions LLP is having true and legal possession of the said property.

**4. 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 02.02.2024 bearing No. B.P./Ravet/27/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

**5. ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Knest Constructions LLP became absolute owner of land admeasuring about 00 H 92R i.e. 9200 sq. mtr. out of Survey No. 93/1/2 i.e. said land and the title of said land is valid, clean, clear and marketable subject to charge of Prachay Capital Private Limited to whatever has been mentioned herein above.

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.

7. **Litigations if any : NIL**

Date: 08.08.2024



**DINESH DHADGE**  
Advocate  
For Legal Realty LLP

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