

Adv. Sandesh Balasaheb Thopate



BSL L.L.B.

Off - Shop No. B-6, Privia Business Centre, Sector No. 6, Near RTO Office, Moshi Pradhikaran, Pune - 412105;

FORMAT - A

(Circular No.:- 28/2022)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Open Land area. Survey No. 96/1B, at village Chovisawadi Tal-Haveli, Dist-Pune at Pune Registrar Haveli & PCMC (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of M/S Siddhivinayak Infrastructurs through proprietor of Amruta Akshay Saste and following documents i.e. :-

1) Description of the property.

All the piece and parcel of land

- A) Survey No. 96/1B admeasuring area 805.02 Sq. Mtrs i.e 8665 Sq. Ft.+
B) Area in undivided Internal Road admeasuring area 208.64 Sq. Mtrs. i.e 2246 Sq. Ft., total A+B area 1013.65 Sq. Mtrs. i.e. 10911 Sq. Ft , situated at Survey no-96/1B , Village - Chovisawadi , Tal. Haveli, Dist. Pune at Pune, and within the limits of Sub - Registrar Haveli and PCMC and Sub- Registrar of Haveli, District Pune.

Bounded as under :-

- East : By property Out of Survey No. 96/1B and 18 Mtr DP Road.
West : By property Out of Survey No. 96/1B and Plot No H+1
South : By property Out of Survey No. 96/1B and Plot No H+1
North : By 9 Mtr Road and Plot No. JD01

- 2) The documents of allotment of plot.-Not Applicable
3) 7/12 extract issued by Maharashtra Govt, mutation entry 8372
4) Search report for 30 years from 1993 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 the title of Owner Bhagwan Laxman Pakhare, Rameshwar Kalyan Vadghane, Ramdas Prakash Dahifale, Sainath Janardan Devadhe, Sudarshan Chhagan Karande, Pralhad Dnyanoba Shirsath, Somnath Abasaheb Aathare, Ashok Namdev Shinde, Dattatray Balu Walunj, Santosh Rambhau Aathare, Manoj Subhas Pole, Ganesh Digmabar Ugale, Sachin Prakash

SANDESH BALASAHEB THOPATE

Advocate

Shop No. 06, Plot No. 01, Priva Complex

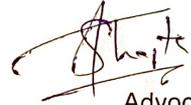
Off No. B-6, Moshi, Pradhikaran, Pune.

Gaikwad, Ashish Baliram Nighot, Dilip Padmakar Landage and power of attorney holder and developer i.e. M/S Siddhivinayak Infrastructurs through Proprietor Amruta Akshay Saste is clear, marketable and without any encumbrances.

Owners of the land

- 1) Bhagwan Laxman Pakhare, Rameshwar Kalyan Vadghane, Ramdas Prakash Dahifale, Sainath Janardan Deyadhe, Sudarshan Chhagan Karande, Pralhad Dnyanoba Shirsath, Somnath Abasaheb Aathare, Ashok Namdev Shinde, Dattatray Balu Walunj, Santosh Rambhau Aathare, Manoj Subhas Pole, Ganesh Digmabar Ugale, Sachin Prakash Gaikwad, Ashish Baliram Nighot, Dilip Padmakar Landage and power of attorney holder and developer i.e. M/S Siddhivinayak Infrastructurs through Proprietor Amruta Akshay Saste.
- 2) Survey No 96/1B
- 3) Qualifying comments/ remarks if any - No
- 4) 3/- The report reflecting the flow of the title of the Bhagwan Laxman Pakhare, Rameshwar Kalyan Vadghane, Ramdas Prakash Dahifale, Sainath Janardan Devadhe, Sudarshan Chhagan Karande, Pralhad Dnyanoba Shirsath, Somnath Abasaheb Aathare, Ashok Namdev Shinde, Dattatray Balu Walunj, Santosh Rambhau Aathare, Manoj Subhas Pole, Ganesh Digmabar Ugale, Sachin Prakash Gaikwad, Ashish Baliram Nighot, Dilip Padmakar Landage and power of attorney holder and developer i.e. M/S Siddhivinayak Infrastructurs through Proprietor Amruta Akshay Saste. on the said land is enclosed herewith as annexure.

Encl : Annexure.



Advocate.

Date: 20/03/2025

SANDIP BALASOHB THORPE
Advocate
Sas No. 01, Plot No. 01, Pitha Complex,
Gang 10-0-01, Model, Pambhawan, Pune.

FORMAT – A

(Circular No:- 28/2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Copy of the Index II No. 1908/2024 Dt. 24/01/2024,
- 2) Copy of the Index II No. 1909/2024 Dt. 24/01/2024,
- 3) Copy of the Index II No. 11568/2022 Dt. 23/06/2022,
- 4) 7/12 extract/ P.R card as on date of application for registration,
- 5) Mutation Entry No.8372,
- 6) Copy of Sale Deed, Serial No. 7045/2021 dated 29/11/2021 and 7/12 extract vide Mutation Entry No. 7836.
- 7) Copy of Sale Deed dated 17/09/2013, Serial No. 7735/2013. And 7/12 extract vide Mutation Entry No. 5128
- 6) Search Report for 30 years from 1994 till 2024 taken from Sub-Registrar office at Haveli PCMC Pune,
- 7) Any other relevant title- NO
- 8) Litigations if any- No

Date:20-03-2025


Advocate.

ANAND BALASUBRAHMANYAM THOPATE
Advocate
State of Maharashtra, Prof. No. of State Council
No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100