

FORMAT - A  
(Circular No. 28/2021)

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

**LEGAL TITLE REPORT**

**Subject** - Title Clearance Certificate with respect to Survey No. 130 Hissa No. 4 admeasuring **00 Hectors 25 Ares** assessed at 00 Ruppee 50 Paisa situated at village Dhayari Taluka Haveli Dist. Pune

**1/-** We have investigated the Title of Said Property on the request of M/s Akshay Construction Company a registered partnership firm through Partners Shri. Niranjan Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara and following documents :-

**1) DESCRIPTION OF THE PROPERTY -**

**A]** All that piece and parcel of the land situated at village Dhayari Taluka Haveli Dist. Pune within the limits of Sub Registration District Pune Taluka Haveli and within the local limits of Pune Municipal Corporation village Dhayari bearing Survey No. 130 Hissa No. 4 admeasuring 00 Hectors 24 Ares Plus Potkharaba area admeasuring 00 Hectors 01 Ares **totally**



**area admeasuring 00 Hectors 25 Ares** assessed of Rs. 00  
Ruppee 50 Paisa and which is bounded as follows –

On or towards

On or towards the East : By Land of Shri. Sadaba R Pokale  
out of Survey No. 130/8/1

On or towards the South : By Land of Shri. Sopan Tukaram  
Pokale out of Survey No. 129

On or towards the West : By Road and Land of Shri. Pise  
out of Survey No. 130/5 and 30  
Mtrs D.P.Road

On or towards the North : By Land of Shri. Gokhale out of  
Survey No. 130/8

Hereinafter for the sake of convenience individually referred to  
as the **“Said Property”**

**2) The documents of Said Property -**

- 1] Copies of 7/12 extracts from the year 1930 to 2024
- 2] Copies of mutation entries from the year 1930 to 2024
- 3] Copy of Agreement to Sale dt. 18/11/1983 executed by  
Mr. Shankar Sadu Pokale & others in favour of Mr.  
Ratanlal Chogalal Mantri & another registered in the  
office of Sub Registrar Haveli No. 1 at Sr. No. 7156/1983.
- 4] Copy of Sale Deed dt. 08/05/1984 executed by Mr.  
Shankar Sadu Pokale & others in favour of Mr. Ratanlal



Chogalal Mantri & another registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 3543/1984.

- 5] Copy of Release Deed dt. 01/03/1984 executed by Mrs. Anusaya Rambhau Tangude & others in favour of Mrs. Sonabai Sadu Pokale & others registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 4554/1996 on 08/11/1996.
- 6) Copy of Easement rights of road Agreement dt. 22/02/2019 executed by Mr. Ratanlal Chogalal Mantri & another in favour of Mr. Bhausahab Jagannath Pise & others registered in the office of Sub Registrar Haveli No. 16 at Sr. No. 2774/2019 on 26/02/2019.
- 7) Copy of Partnership Deed dt. 26/07/2019 of the firm registered under the name M/s Akshay Construction Company executed by Mr. Mahaveer Mangilal Bafna, Mr. Prakash Jawerchand Oswal, Mr. Pranav Manoj Oswal and Mr. Milind Kundalik Pokale.
- 8) Copy of Sale Deed dt. 09/09/2019 executed by Mr. Ratanlal Chogalal Mantri & another in favour of M/s Akshay Construction Company through its Partner Mr. Mahaveer Mangilal Bafna and Mr. Milind Kundalik Pokale registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 15729/2019.
- 9) Copy of Reconstitution of Partnership Deed dt. 29/11/2019 of the firm registered under the name M/s Akshay Construction Company executed by Mr. Mahaveer Mangilal Bafna, Mr. Prakash Jawerchand Oswal, Mr. Pranav Manoj Oswal and Mr. Milind Kundalik Pokale.



- 10) Copy of Reconstitution of Partnership Deed dt. 26/09/2023 of the firm registered under the name M/s Akshay Construction Company executed by Mr. Mahaveer Mangilal Bafna, Mr. Prakash Jawerchand Oswal, Mr. Pranav Manoj Oswal, Mr. Milind Kundalik Pokale, Mr. Niranjana Pravin Khiwasara and Mr. Abhishek Pravin Khiwasara.
- 11) Copy of Reconstitution of Partnership Deed dt. 26/12/2023 of the firm registered under the name M/s Akshay Construction Company executed by Mr. Mahaveer Mangilal Bafna, Mr. Pranav Manoj Oswal, Mr. Milind Kundalik Pokale, Mr. Niranjana Pravin Khiwasara and Mr. Abhishek Pravin Khiwasara which is registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 24146/2023 on 26/12/2023.
- 12) Copy of Confirmation Deed dt. 26/12/2023 executed by Mr. Mahaveer Mangilal Bafna, Mr. Prakash Jawerchand Oswal, Mr. Pranav Manoj Oswal and Mr. Milind Kundalik Pokale in respect of said Property in favour M/s Akshay Construction Company through Partners Mr. Niranjana Pravin Khiwasara and Mr. Abhishek Pravin Khiwasara registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 24147/2023 on 26/12/2023.
- 13) Copy of certified copy of Judgment and Decree in Regular Civil Suit No. 588/2013 passed by Hon"ble Civil Judge Junior Division, Pune along with the order passed below Exh 43, Exh. 87 and Exh 117.



- 14) Copy of Commencement Certificate No. CC/3329/22 Dated 20/03/2023 issued by Pune Municipal Corporation and copy of sanctioned plan.
- 15) Copy of lease deed dt. 01/03/2024 executed by M/s Akshay Construction Company in favour of Maharashtra State Electricity Distribution Company Ltd. which is registered in the office of Sub Registrar Haveli No. 09 at Sr. No. 4715/2024.
- 3) 7/12 extract issued by Talathi office and mutation entry No. 2812, 3345, 3912, 4544, 4745, 6543, 17221
- 4) Search report for 30 years from 1994 till 29/03/2024

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that M/s Akshay Construction Company through Partners Shri. Niranjana Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara is entitled to own, hold and possess the Survey No. 130 Hissa No. 4 admeasuring 00 H 25 Ares i.e. 2500 sq.mtrs. (including Potkharaba) situated at village Dhayari Taluka Haveli Dist. Pune within the limits of Sub Registration District Pune, Taluka Haveli and within the local limits of Pune Municipal Corporation and M/s Akshay Construction Company through Partners Shri. Niranjana Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara is having sufficient, clear and marketable title with respect to the said property bearing Survey No. 130 Hissa No. 4 admeasuring 00 H 25 Ares i.e. 2500 sq.mtrs. (including Potkharaba) situated at village Dhayari within the limits of Sub Registration District Pune, Taluka



Haveli and within the local limits of Pune Municipal Corporation and he is further entitled to construct and sale units as per sanctioned plan as aforesaid.

**Owners of Said Prperty**

M/s Akshay Construction Company a registered partnership firm through Partners Shri. Niranjan Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara is the owner of land admeasuring 00 H 25 Ares i.e. 2500 sq.mtrs bearing Survey No. 130, Hissa No. 4 and accordingly name has been mutated in the 7/12 extract of said property

(4) Qualifying comments / remarks if any s- NIL

3/- The report reflecting the flow of the title of the M/s Akshay Construction Company a registered partnership firm through Partners Shri. Niranjan Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara on the said Property is enclosed herewith as annexure.

Encl : Annexure

Date - 30/03/2024

For PANKAJ BHANDARI ASSOCIATES



PANKAJ BHANDARI  
ADVOCATE

