

Adv. Archana Tushar Joshi
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M.No. 9730502844



To,

Date: - 21/01/2023

HON'BLE CHAIRMEN,

Maharashtra Real Estate Regulatory Authority,
Pune.

FORMAT – A

(Circular-28/2021)

LEGAL TITLE REPORT

1) **SUBJECT** :- Title clearance certificate with respect to the admeasuring Area **00 H 80 R i.e. 8000 sq.mtrs** out of **S. No. 168/1** total area admeasuring 02 Hectar 02 R plus Pot Kharaba total area 02 hectar 03 aar. Assessed at Rs. 13.58 paisa, at Village Tathawade, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad. (Hereinafter referred as the 'Said land')

NAME OF PROJECT: - 'VIVANTA NEXT'

NAME OF PROMOTER:- **Shree Sonigara Punamiya Developers**

I have investigated the title of the said land on the request of **Shree Sonigara Punamiya Developers** and following documents i.e.:-

2) **DESCRIPTION OF PROPERTY** :-

All that piece and parcel of the land admeasuring about **00 H 80 R i.e. 8000 sq.mtrs** out of **S. No. 168/1** total area admeasuring 02 Hectar 02 R plus Pot Kharaba total area 02 hectar 03 aar. Assessed at Rs. 13.58 paisa, at Village Tathawade, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad which is bounded by as under –

On or towards East	:	20 ft Road and S. No. 171 property
On or towards South	:	Property of S. No. 168
On or towards West	:	Property of S. No. 168
On or towards North	:	Property of S. No. 168

2) **THE DOCUMENT OF ALLOTMENT OF PLOT** :- For my perusal and for the verification of the said land, the present Owner had provided me the following documents:-

a) 7/12 extract 1979-80 to 1989-90, 1990-1991 to 2000-2001, 2001-2002 to 2008-2009, 2009 -2010 to 2011-2012, 2012-2013, 2013-2014 -2021

b) Latest 7/12 Extract

c) Zone Certificate

d) Mutation Entry :- 1116, 1266, 1986, 2305, 3082, 3574, 3861, 3914, 4478, 4872, 5702 :

e) Release Deed which is Registered in Mulshi, Doc. No. 6331/2002 dtd. 26/11/2002 WITH RR and Index II (Umabai Baban Garud and other and Dattatray Shivram Darshale and others)

f) Sale deed which is Registered in Haveli No. 15, Doc. No. 7173/2007 dated :- 20/09/2007, WITH RR and Index II (Nathruam Balkrishna Darshile and other and Salish Shamndas Aswani(HUF)

g) Sale deed which is Registered in Haveli No. 17, Doc. No. 4896/2012 dtd. 17/05/2012 WITH RR and Index II (Salish S Aswani (HUF) AND Jitendra Panraj Sonigara

3) **30 YEAR SEARCH REPORT:** - I have investigated the title of the captioned property, which is owned by above said present Owner. Within my search I do not found record of **INDEX II** in good and readable condition at the Offices of Sub – Register Office **HAVELI NO. I and II**. Most of the Index II registers at the Offices of Sub – Register Office **HAVELI NO. 5, 14, 17 and 18, 24** were also in torn and unreadable condition. I have also taken search at the office of the Joint District Registrar due to 'ANYWHERE REGISTRATION SYSTEM' but I could not take search properly due to fault in electronic system. I have also taken the search of online record of **INDEX II** Which is mentioned by the Offices of the Sub-Registrar Office **HAVELI** on official side of **IGR MAHARASHTRA**, for the purpose of verifying whether any documents pertaining to the said property have been registered by any person/s.

4) **TRACING OF PARTY'S TITLE TO THE PROPERTY FOR 30 YEARS** :- On perusal of above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that, **Shree Sonigara Punamiya Developers** hold the absolute Developments rights of the said property and said property is free from encumbrance.

4) **OWNER OF LAND:-**

Name Of Owner	Developed by	Gat No.	Area Of Land
JITENDRA P SONIGARA	<u>Shree Sonigara</u> <u>Punamiya</u> <u>Developers</u>	S. No. 168/1(p)	80R I.e. 8000 sq.mtrs

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The report reflecting the flow of the title of the Shree Sonigara Punamiya
Developers on the said land is enclosed herewith as annexure.

Date: - 21/01/2023

Advocate

A. Joshi

Adv. Archana Tushar Joshi

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FLOW OF THE TITLE OF THE SAID LAND.

S. No. 168/1 (P) Gav Mouje Tathawade

1) 7/12 extract:- 1979 to 2023

2) Mutation Entry No. 1116, 1266, 1986, 2305, 3082, 3574, 3861, 3914, 4478, 4872, 5702;

3) Search report for 30 years from 1992 to 2023 Taken from Sub-Registrar' office at Haveli.

Date :- 21/01/2023

Advocate

AJoshi

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