



ADV. DIGAMBAR SANDESHKUMAR JADHAV
B.S.L. LL.B.

Add- Sr No. 186/1, Sainath Colony, Alandi Road, Bhosari,
Pune 411039
MOB:- +91 7972203865

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land collectively admeasuring 00 H 70 R i.e. 7000 Sq. Mts. Out of the land bearing **S. No. 55A/3A, 55A/3B and 55A/3D**, C.T.S. NO. 1846(P), 1847(P), Mundhwa, Tal - Haveli, Dist - Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune - 412101.

I have investigated the title of the said land on the request of **Jhamtani Realty Private Limited** through Director Mr. Anup Parmanand Jhamtani, having its registered office at: office No. 1309, Nandan ProBiz, Near Balewadi High Street, Balewadi, Pune - 411045.

1) Description of the Land -

All that piece and parcel of the land bearing admeasuring 00 H 70 R i.e. 7000 Sq. Mts. Out of the land bearing S. No. 55A/3A, 55A/3B and 55A/3D, C.T.S.NO.1846(P), 1847(P), Mundhwa, Tal - Haveli, Dist - Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and which is commonly bounded as under:

Boundaries East	By remaining area out of CTS No. 1846.
Boundaries West	By 24-meter-wide D.P. Road.
Boundaries North	By land bearing CTS No. 1840.
Boundaries South	By land bearing CTS No. 1847.

(hereinafter jointly referred to as the "said land").

2) The documents Perused -

1. Copy of 7/12 extracts and Property Card.
2. Copy of Mutation Entries.
3. Copies of Sale Deeds registered in sub-registrar office having document no. as HVL23-6543-2023 dated 09/03/2023.
4. Copies of Power of Attorney-registered in sub registrar office having documents no. as HVL23-6544-2023 dated 09/03/2023
5. Copy of Demarcation Certificate.
6. Copy of D.P. Opinion.





3) 7/12 Extract/Property Card and Mutation entries -

7/12 extract/Property Card issued by the revenue officer of Village Mundhwa, Tal. Haveli, Dist. Pune and following are the mutation entries:

S. No.	Survey/CTS No.	Mutation Entries
1	S. No. 55A/3A, 55A/3B and 55A/3D CTS No. 1846(P), 1847(P)	1153, 1176, 2001, 2194, 2323, 2408, 2412, 2412, 2526, 2824, 3083, 4458, 6051, 6557, 8169, 8269, 8170, 8296, 12073, 10423, 12410, 12528, 6553, 6554, 6130, 6555, 6129, 6556, 12074, 12075, 8220, 941, 13911, 15494, 15454, 15455, 15456.

4) Search Report -

That I have carried out search for the period from the year 1995 to till 2025 in respect of the said properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by S.No. 55A/3A, 55A/3B and 55A/3D, C.T.S.NO.1846(P), 1847(P), Mundhwa, Tal - Haveli, Dist - Pune. During the said Searches, I did not find any entry at the offices of concerned Sub-Registrars of Assurances relating to the said Lands or any of them, which is adverse to the rights, title and interest of the Jhamtani Realty Private Limited in respect of the said properties.

It is clarified that this report is based on the searches carried through IGR website and on the documents produced before me i.e., title deeds and revenue records for my inspection and certain information supplied to me by my client.

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/Developer is clear, marketable and without any encumbrances.

Owner/Developer of the land:-

Survey/CTS No.	Area (In Sq. Mtrs.)	Landowner/ Developer
S. No. 55A/3A, 55A/3B and 55A/3D CTS No. 1846(P), 1847(P)	7000 Sq. Mtrs.	JHAMTANI REALTY PRIVATE LIMITED

The report reflecting the flow of the title of the Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date : 22/08/2025



Digambar
ADV. DIGAMBAR S. JADHAV
Advocate



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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract/Property Card as on date of application for registration.

I have furnished with certified 7/12 extract and the Property Card in respect of the said land. On perusal thereof, I note as under:

Survey/CTS No.	Area (In Sq. Mtrs.)	Landowner/ Developer
S. No. 55A/3A, 55A/3B and 55A/3D CTS No. 1846(P), 1847(P)	7000 Sq. Mtrs.	JHAMTANI REALTY PRIVATE LIMITED

2) Mutation Entry:

Sr. No.	Survey/CTS No.	Mutation Entries
1.	S.No. 55A/3A, 55A/3B and 55A/3D CTS No. 1846(P), 1847(P)	1153, 1176, 2001, 2194, 2323, 2408, 2412, 2412, 2526, 2824, 3083, 4458, 6051, 6557, 8169, 8269, 8170, 8296, 12073, 10423, 12410, 12528, 6553, 6554, 6130, 6555, 6129, 6556, 12074, 12075, 8220, 941, 13911, 15494, 15454, 15455, 15456.

3) Search report in the office of Sub Registrar Assurance

I conducted online searches for the period from the year 1995 to till 2025 in respect of the said Properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by S.No. 55A/3A, 55A/3B and 55A/3D, C.T.S.NO.1846(P), 1847(P), Mundhwa, Tal - Haveli, Dist - Pune, During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the documents provided and rights, title and interest of the said Owners/Developers/Promoters in respect of the said properties.

4) Any other relevant title/ Charge/ Sanctions/ Approvals/Demarcation -

(a) Mr. Amit Suresh Madaan, Mr. Narinder Singh Uppal and Mr. Manpreet Singh Narinder Singh Uppal had executed Sale Deed for the total area admeasuring 00 H. 70 R, i.e., 7000 Sq.Mtrs out of S.No. 55A/3A, 55A/3B and 55A/3D, C.T.S.NO.1846(P), 1847(P), in favour of Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani. The said Sale Deed was registered in the office of Sub-Registrar Haveli No. 23 noted at serial no. 6543/2023 dated 9/3/2023.

(b) The Survey No. 55 is in the residential zone and that the part out of Survey No. 55 is affected by 15-meter, 24 meter and 30-meter Road and part is reserved for PMPML-18 and PG-99 reservations as per the Zone Certificate dated 8/3/2023/27/6/2023 issued by Pune Municipal Corporation.





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- (c) That the Jhamtani Realty Pvt Ltd through its Director Mr. Anup Parmanand Jhamtani hereby confirm that the said Land are free from all encumbrances/charges except the charge of Aditya Birla Finance Limited and the said land encumbered by way of the Mortgage Deed registered in the office of Sub-Registrar Haveli No. 17 noted at serial No. 22050/2023 on that 09/11/2023. Further, Additional charge on the said land encumbered by way of the Mortgage Deed registered in the office of Sub-Registrar Haveli No. 26 noted at serial No. 19517/2024 on that 26/09/2024, And Additional charge on the said land encumbered by way of the Mortgage Deed registered in the office of Sub-Registrar Haveli No. 26 noted at serial No. 12432/2025 on that 28/05/2025 of we hereby declare there are no other encumbrances/burdens other than the above-mentioned encumbrance.
- (d) That the Manpreet Singh Uppal & Others Through POA Holder Jhamtani Realty Pvt Ltd through its Director Mr. Anup Parmanand Jhamtani has obtained Demarcation (K-Prat) from City Survey Officer Pune on 25/01/2024 bearing no. 7421/2023.
- (e) Further Manpreet Singh Uppal & Others Through POA Holder Jhamtani Realty Pvt Ltd through its Director Mr. Anup Parmanand Jhamtani has obtained Development Opinion from PMC Pune for Demarcation bearing no. 7421/2023.

5) **Litigations if any.**

I have caused an online litigation search through the online portal named ecourts.gov.in in respect of litigation filed by or against Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani and in pursuance thereof and it seems that No litigations are filed by or against the Developer and Owner Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani.

Date: 22/08/2025



D. Jadhav

ADV. DIGAMBAR S. JADHAV
Advocate

MH007472766202526P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Aug 2025	Receipt	Receipt no.: 1114341062
	Name of the Applicant :	Adv Digambar Sandeshkumar Jadhav
	Details of property of which document has to be searched	Dist :Pune Village :Mundhava S.No/CTS : No/G.No. : 55
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH007472766202526P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

