



FORMAT -A

(Circular No. 28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Date:30/05/2025

Subject: Title clearance certificate with respect to land bearing Survey No.56 Hissa No.4/1/2 admeasuring about 0 H 38.06 R land situated at Kondhava Budruk, Taluka Haveli, District Pune (hereinafter referred as the said land)

1. I have investigated the title of the said land on the request of Mr. Amrish Jayantilal Kakkad Partner of M/S Ambience Developers and following documents were inspected.

A. (Description of S. No. 56 Hissa No. 4/1/2) The description of the property is taken from the sale deeds.

All that peace and parcel of land bearing Survey No. 56 Hissa No. 4/1/2 admeasuring about 38.06 Ars (After deducting area under Road, surrender to Pune Municipal Corporation) situated at Kondhwa Budruk, Pune within the limits of Pune Municipal corporation, within the registration district Pune, sub-registration District Taluka Haveli and the plot is bounded as follows;

On or Towards East : By S No 56 Part of Hissa No 4
On or Towards South : By Service Road
On towards West : By S No 56, Hissa No 13/1/2/1
On or towards North : By Katraj Kondhwa road

B. The documents of allotment of Land

i. 7/12 extract for the period of 1969-70 till 29/05/2025.

- ii. Mutation entry No.1926, 1992, 4244, 8036, 11522, 12242, 16391, 25714, 25715, 25716, 27596, 31708, 32256, 32362, 34672, 36936, 36937, 37021, 37125, 37156, 37157, 37416, 37647, 37731, 38067, 38205 and 39321.
- iii. Agreement to sale dated 28/04/1992 between Chand Haidar Pansare on one hand and Smt. Nayna Arvind Savjani, Shri Jayantilal Mohanlal Kakkad – karta HUF, Shri Mohanlal Ratanji Kakkad and Smt. Rekha Nandkishor Shah.
- iv. Sale deed dated 25/02/1993 in respect of S.No. 56 Hissa No.4/1/2 by Chand Hydar Pansare in Favour of Nayna Arvind Savjani and 3 others.
- v. Sale Deed dated 10/09/1997 by Chand Haidar Pansare in favour of Rajesh Haridas Kanabar and Sanjiv Jagmohan Suratwala.
- vi. Release Deed dated 01/06/2009 by Mrs. Kanchanben Rameshkumar Kanani in favour of Jayantilal Mohanlal Kakkad.
- vii. Release Deed dated 08/06/2009 by Mrs. Kashiben Gordhandas Popat, Mrs. Nirmalaben Liladhar Dhamecha and Mrs. Pushapaben Chotalal Nirmal in favour of Jayantilal Mohanlal Kakkad.
- viii. Release Deed dated 12/06/2009 by Mrs. Muktaben Girdharlal Thakkar in favour of Jayantilal Mohanlal Kakkad.
- ix. Release Deed dated 06/10/2009 by Mr. Harijeevanbhai Mohanlal Kakkad in favour of Jayantilal Mohanlal Kakkad.
- x. Release Deed dated 18/11/2009 by Bhagwanjibhai Mohanlal Kakkad in favour of Jayantilal Mohanlal Kakkad.
- xi. Sale Deed dated 31/12/2009 by Chand Haidar Pansare and four others in favour of Shri Giriraj Developers.
- xii. Sale Deed dated 24/06/2011 by Mrs. Nayna Arvind Savjani in favour of Shri Giriraj Developers.
- xiii. General Power of Attorney dated 28/03/2012 by Jayantilal Mohanlal Kakkad and Mrs. Rekha Nandkishor Shah in favour of Mr. Rajesh Haridas Kanabar and Mr. Anand Jayantilal Kakkad.
- xiv. Deed of reconstruction of partnership dated 27/03/2012 of Ambience Developers.



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- xv. Gift deed dated 23/12/2014 executed between Mr. Rajesh Haridas Kanabar and Mr. Manthan Rajesh Kanabar.
- xvi. Deed of reconstruction of partnership dated 06/10/2020 of Ambience Developers.
- xvii. Deed of reconstruction of partnership dated 06/03/2022 of Ambience Developers.
- xviii. NA order dated 22/03/2018.
- xix. NA order dated 31/03/2022.
- xx. Gift deed dated 31/03/2022 executed by Mr. Manthan Rajesh Kanabar in favour of Mr. Rajesh Haridas Kanabar HUF.
- xxi. Sale deed dated 24/06/2022 executed by Mr. Rajesh Haridas Kanabar HUF in favour of M/s Ambience Developers.
- xxii. Sale deed dated 18/11/2021 in respect of 5 R land executed by Sanjiv Suratwala in favour of Ambience Developers. The said sale deed is registered in the office of sub-registrar haveli no. 15 at sr. no. 18039/2021.
- xxiii. Gift deed dated 30/12/2020 in respect of 7.5 R land executed by Rekha N. Shah in favour of Girish M Shah. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 6963/2021.
- xxiv. Sale Deed dated 31/12/2020 in respect of 7.5 R land executed by Girish M Shah in favour of M/s Ambience Developers. The said sale deed is registered in the office of sub-registrar haveli no. 15 at sr. no. 9334/2021.
- xxv. Gift deed dated 30/12/2020 in respect of 7.5 R land executed by Jayantilal Mohanlal Kakkad in favour of Amrish Jayantilal Kakkad. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 5492/2021.
- xxvi. Sale Deed dated 31/12/2020 in respect of 7.5 R land executed by Amrish Jayantilal Kakkad in favour of M/s Ambience Developers. The said sale deed is registered in the office of sub-registrar haveli no. 15 at sr. no. 9332/2021.
- xxvii. Gift deed dated 30/12/2020 in respect of 7.5 R land executed by Jayantilal Mohanlal Kakkad - HUF in favour of Anand Jayantilal Kakkad. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 5494/2021.

- xxviii. Sale Deed dated 31/12/2020 in respect of 7.5 R land executed by Anand Jayantilal Kakkad in favour of M/s Ambience Developers. The said sale deed is registered in the office of sub-registrar haveli no.15 at sr. no. 9333/2021.
- xxix. Transfer deed dated 09/02/2024 executed by and between Pune Municipal Corporation and M/s Ambience Developers.
- xxx. Zone Demarcation plans of Survey No.56 Hissa No. 4/1/2 dated 23/06/2023.
- xxxi. Zone Certificate dated 29/03/2022.
- xxxii. Commencement Certificate for layout plan of Survey No.56/4/1/2 dated 29/03/2025.
- xxxiii. Copy of layout plan sheet No.1/2 and 2/2.
- xxxiv. Letter dated 6/03/2025 from Dy. Superintendent of land record about non-availability of Phalnibara of Old S. No. 90 of Mouje Kondhava Budruk.

C. Revenue Record

1. 7/12 extract for the period of 1969-70 till 29/05/2025.
2. Mutation entry No.1926, 1992, 4244, 8036, 11522, 12242, 16391, 25714, 25715, 25716, 27596, 31708, 32256, 32362, 34672, 36936, 36937, 37021, 37125, 37156, 37157, 37416, 37647, 37731, 38067, 38205 and 39321.
3. Search report for 30 years from 1995 till 30th May 2025
4. On perusal of above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S Ambience Developers is clear, marketable and without any encumbrance. Owner of the land M/S Ambience Developers of Survey No.56/4/1/2 admeasuring about 38.06 Ars situated at mouje Kondhava Budruk.
5. The report reflecting the flow of the title of the M/S Ambience Developers of Survey No.56/4/1/2 admeasuring about 38.06Ars mouje Kondhava Budruk is enclosed herewith as annerure.



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Annexure- The report reflecting the flow of the title

On perusing the above documents following facts were revealed.

1. Survey No. 90 Hissa No. 4/1/2 (old) admeasuring about 1 Acer 9.5 Gunthas was received by Haidar Maktum (Makkum) Pansare in partition with his nephew Kasam Mohammad Pansare and his name was mutated to the 7/12 extract of the said land vide mutation entry No. 1992.
2. Haidar Maktum (Makkum) Pansare expired on 21/07/1985 leaving behind him his son as his legal heir. On perusing mutation entry 4244 it is revealed that Chand Haider Pansare was only legal heir of Haidar Maktum (Makkum) Pansare. After the death of Haidar Maktum (Makkum) Pansare, name of his son Chand Haider Pansare was mutated to the 7/12 extract of the said land by mutation Entry No. 4244.
3. Smt. Nayna Arvind Savjani, Jayantilal Mohanlal Kakkad, Mohanlal Ratanji Kakkad and Rekha Nandkishor Shah agreed to purchase 30 Ars land out of entire land of S. No. 56 Hissa No. 4/1/2 from Chand Haidar Pansare with the consent of Abdul Rehman Chand by agreement to sale dated 28/04/1992. The agreement to sale dated 28/04/1992 is registered in the office of Sub-registrar Haveli No. 3 at Serial No. 2234 (printed).
4. On the basis of said agreement to sale dated 28/04/1992, sale deed dated 25/02/1993 was executed by Chand Haidar Pansare with consent of Abdul Rehman Chand Pansare in favour of Smt. Nayna Arvind Savjani, Jayantilal Mohanlal Kakkad-HUF, Mohanlal Ratanji Kakkad and Smt. Rekha Nandkishor Shah in respect of 30 Ars land out of S. No. 56 Hissa No. 4/1/2 of mouje

Kondhwa Budruk. The said sale deed is register in the office of Sub-registrar Haveli No III, at Sr. No. 935/93 on 19/07/1993. By mutation Entry No. 12242 name of Nayna Arvind Savjani and three others Jayantilal Mohanlal Kakkad, Mohanlal Ratanji Kakkad and Rekha Nandkishor Shah was mutated to the 7/12 extract of the said 30 Ars land. Though in sale deed dated 25/02/1993 Mr Jayantilal Mohanlal Kakkad HUF is shown as purchaser in mutation entry no 12242 it was mistakenly mentioned that Jayantilal Mohanlal Kakkad is individual purchaser. However, this mistake is corrected by mutation entry no 32362 which clarifies that property was purchased by Jayantilal Mohanlal Kakkad - HUF and not by individual.

5. Out of the remaining 20 Ars land, land admeasuring about 10 Ars land was purchased by Rajesh Haridas Kanabar and Sanjiv Jagmohan Suratwala from Chand Haidar Pansare with the consent of Nisar Chand Pansare, Abdul Chand Pansare & Harun Chand Pansare by sale deed dated 10/09/1997. The said sale deed is registered in the office of Sub-registrar Haveli No III, at Sr. No. 951/98 on 19/02/1998. Thereafter by mutation Entry No. 16391 name of Rajesh Haridas Kanabar and Sanjiv Jagmohan Suratwala was mutated to the 7/12 extract of S. No. 56 Hiss No. 4/1/2 of mouje Kondhwa Budruk in respect of 10 Ars land.
6. In 1998, there was division of village Yewalewadi and hence properties of Mouje Kondhwa Budruk were renumbered. Accordingly, Survey No. 90 Hissa No. 4/1/2 Kondhwa Budruk was renumbered as Survey No. 56 Hissa No. 4/1/2 of Mouje Kondhwa Budruk and which is clear from mutation Entry No. 8036.
7. Mr. Mohanlal Ratanji Kakkad expired on 06/06/2003. Name of the legal heirs of late Mohanlal Ratanji Kakkad were mutated to the 7/12 extract of the said land by mutation Entry No. 25714 in respect of share of Mr. Mohanlal Ratanji Kakkad to the extent of 7.5 Ars land in S. No. 56/4/1/2 of mouje Kondhwa Budruk.



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8. The daughters of Mohanlal Ratanji Kakkad released their right, title and interest in favour of Jayantilal Mohanlal Kakkad. Even two other sons of Mr. Mohanlal Ratanji Kakkad released their right, title and interest to the extent of share of Mr. Mohanlal Ratanji Kakkad in favour of their brother Mr. Jayantilal Mohanlal Kakkad. The details of release deed are as under:

Date	By	In favour of	Registration details
01/06/2009	Kanchanben Rameshkumar Kanani.	Jayantilal Mohanlal Kakkad.	Haveli No. 11 Sr. No. 4385.
08/06/2009	Mrs. Kashiben Gordhandas Popat, Mrs. Nirmalaben Liladhar Dhamecha, Mr. Pushapaben Chhotalal Nirmal.	Jayantilal Mohanlal Kakkad.	Haveli No.11 Sr. No. 4619.
12/06/2009	Mrs. Muktaben Girdharlal Thakkrar.	Jayantilal Mohanlal Kakkad.	Haveli No. 11 Sr. No. 4796
06/10/2009	Harjivanbhai Mohanlal Kakkad	Jayantilal Moahnlal Kakkad.	Haveli No. 11 Sr. No.8738.
18/11/2009	Bhagwanjibhai Mohanlal Kakkad.	Jayantilal Mohanlal kakkad.	Haveli No. 11 Sr. No. 10054.

Accordingly, name of daughters and other brothers were deleted by mutation Entry No. 25715.

9. Out of the remaining 10 Ars land from S. No. 56/4/1/2 of mouje Kondhwa Budruk, 6 Ars land is purchased by M/s Giriraj Developers from Chand Haidar

Pansare and four others by sale deed dated 31/12/2009. The said sale deed is registered in the office of Sub-registrar Haveli No. 11 at Sr. No. 11575/2009. Accordingly, name of Giriraj Developers is mutated to the 7/12 extract of S. No. 56/4/1/2 of mouje Kondhwa Budruk with respect to 6 Ars land by mutation Entry No. 25716.

10. Shri Giriraj Developers also purchased 7.5 Ars land bearing S. No. 56/4/1/2 of mouje Kondhwa Budruk by sale deed dated 24/06/2011 from Nayna Arvind Savjani. The said sale deed is registered in the office of Sub-registrar Haveli No. 11 at Sr. No. 7412/11 on 20/08/2011. Thereafter name of Shri Giriraj developers is mutated to the 7/12 extract of S. No. 56/4/1/2 of mouje Kondhwa Budruk by mutation Entry No. 27596 in respect of 7.5 Ars land.

11. Initially Mr. Rajesh Haridas Kanabar and Mrs. Prafullata Madanlal Shah were the partners of M/s Shree Giriraj Developers. The partnership was reconstituted and three new partners were admitted in the said firm with effect from 01/04/2011 and for which deed of reconstitution of partnership dated 27/03/2012 executed between partner of the reconstituted firm and it was decided to run the said business of M/s Shree Giriraj Developers in new name M/s Ambience Developers. Effect in change of name from Shree Giriraj Developers to M/s Ambience Developers was also given in revenue record by Mutation entry No.37647.

12. Thus, out of S. No. 56/4/1/2 of mouje Kondhwa Budruk Rajesh Haridas Kanabar and Sanjiv Jagmohan Suratwala became owners of 10 Ars land. Giriraj developer became owner of 13.5 Ars land, Jayantilal Mohanlal Kakkad became owner of 15 Ars land and Rekha Nandkishor Shah became owner of 7.5 Ars land.

13. Thereafter, Rajesh H. Kanabar by Gift Deed dated 23/12/2014 gifted 0H 5R land in favour of his son Mr. Manthan Rajesh Kanabar out of S. No. 56, Hissa



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No. 4/1/2. The said Gift Deed is registered in the office of Sub-Registrar, Haveli No. 11 at Sr. No. 921/2015 on 31/01/2015.

14. By the said Gift Deed Mr. Manthan Rajesh Kanabar has become Owner of undivided 500 sq. mtrs. land of S. No. 56, Hissa No. 4/1/2 of mouje Kondhwa budruk and name of Mr. Manthan rajesh kanabar has been mutated to the 7/12 extract of the said property by mutation entry No. 31708.
15. Out of the said 46 R land initially only for 36.5 R land NA order was obtained under order No. NASR/246/2016 dated 22/03/2018 and then for entire land final NA order was obtained under order no. NASR/07/2021 and thus as on today entire land is non-agricultural land.
16. Mr. Rajesh Haridas Kanabar expired on 05/10/2020. Thus, the partnership firm M/s Ambience Developers was reconstituted by deed dated 06/10/2020 date 31/03/2022 and it was decided to run business by remaining partners.
17. Thereafter, Sanjiv Jagmohan Suratwala sold his undivided 5 R land to M/s Ambience Developers by sale deed dated 18/11/2021. The said sale deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 18039/2021. Thereafter, by mutation entry no. 37416 name of Sanjiv Jagmohan Suratwala is deleted from the 7/12 extract of the said property and name of M/s Ambience Developers is mutated to the 7/12 extract of the said property.
18. Thereafter, Rekha N Shah gifted his undivided 7.5 R land to Girish Madanlal Shah by gift deed dated 30/12/2020. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 6963/2021. Accordingly, by mutation entry no. 37021 name of Rekha N Shah is deleted from the 7/12 extract of the said property and name of Girish Madanlal Shah is mutated to the 7/12 extract of the said property.

19. Thereafter Girish Madanlal Shah sold his undivided 7.5 R land in respect of the said property to M/s Ambience Developers by sale deed dated 31/12/2020. The said sale deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 9334/2021. Accordingly, by mutation entry no. 37125 name of Girish Madanlal Shah is deleted from the 7/12 extract of the said property and name of M/s Ambience Developers is mutated to the 7/12 extract of the said property.
20. Thereafter, Jayantilal Mohanlal Kakkad gifted his undivided 7.5 R land to Amrish Kakkad by gift deed dated 30/12/2020. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 5492/2021. Accordingly, by mutation entry no. 36936 name of Jayantilal Mohanlal Kakkad is deleted from the 7/12 extract of the said property and name of Amrish Jayantilal Kakkad is mutated to the 7/12 extract of the said property.
21. Thereafter Amrish Jayantilal Kakkad sold his undivided 7.5 R land in respect of the said property to M/s Ambience Developers by sale deed dated 31/12/2020. The said sale deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 9332/2021. Accordingly, by mutation entry no. 37156 name of Amrish Jayantilal Kakkad is deleted from the 7/12 extract of the said property and name of M/s Ambience Developers is mutated to the 7/12 extract of the said property.
22. Thereafter, Jayantilal Mohanlal Kakkad-HUF gifted its undivided 7.5 R land to Anand Kakkad by gift deed dated 30/12/2020. The said gift deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 5494/2021. Accordingly, by mutation entry no. 36937 name of Jayantilal Mohanlal Kakkad-HUF is deleted from the 7/12 extract of the said property and name of Anand Jayantilal Kakkad is mutated to the 7/12 extract of the said property.
23. Thereafter Anand Jayantilal Kakkad sold his undivided 7.5 R land in respect of the said property to M/s Ambience Developers by sale deed dated 31/12/2020.



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The said sale deed is registered in the office of sub-registrar, haveli no. 15 at sr. no. 9333/2021. Accordingly, by mutation entry no. 37157 name of Anand Jayantilal Kakkad is deleted from the 7/12 extract of the said property and name of M/s Ambience Developers is mutated to the 7/12 extract of the said property. Thus M/s Ambience developer become owner of 0H 46R land as described in schedule to this title note.

24. Thereafter Mr. Manthan Rajesh Kanabar gifted his undivided 5 R land to Rajesh Kanabar – HUF through its Karta Jayashree Rajesh Kanabar by gift deed dated 31/03/2022. The said gift deed is registered in the office of sub-registrar, haveli no. 17 at sr. no. 5672/2022. Accordingly, by mutation entry no. 37731 name of Manthan Rajesh Kanabar is deleted from the 7/12 extract of the said property and name of Rajesh Kanabar – HUF through its Karta Jayashree Rajesh Kanabar is mutated to the 7/12 extract of the said property.

25. Thereafter Rajesh Kanabar – HUF through its Karta Jayashree Rajesh Kanabar sold undivided 05 R land to M/s Ambience Developers by sale deed dated 24/06/2022. The said sale deed is registered in the office of sub-registrar, haveli no. 19 at sr. no. 12346/2022. To give effect of said transaction on revenue record mutation entry no 38067 was prepared but same could not be certified for technical reason. Thereafter, by mutation entry no. 38205 name of Rajesh Kanabar – HUF through its Karta Jayashree Rajesh Kanabar is deleted from the 7/12 extract of the said property and name of M/s Ambience Developers is mutated to the 7/12 extract of the said property.

26. Some portion of the property described in schedule was affected by road and thus the said area was surrender by M/s Ambience developers to the Pune Municipal Corporation. On-going through transfer deed dated 09/02/2024 it is revealed that, an area admeasuring about 793.64 sq. mtrs has been surrendered by M/s Ambience Developers in favour of Pune Municipal Corporation from survey no.56, Hissa No.4/1/2 of Mouje Kondhava Budruk, as the said area was affected by D.P. roads and service road. From the said deed

it is further revealed that the Pune Municipal Corporation has agreed to give FSI to M/s Ambience Developers by way of compensation/consideration. The said transferred deed is registered in the office of sub registrar Haveli no.22 at Sr.No.3197/2024.

27. On the basis of said transferred deed, mutation entry no.39321 is certified on 10/06/2024 mentioning that an area of 793 sq. mtrs is transferred in the name of Pune Municipal Corporation. Though in actual area transferred by deed is 793.64 sq. mtrs, the name of Pune Municipal Corporation is recorded to 794 sq. mtrs on the 7/12 extract of the said land i.e., by 0.36 sq. mtrs more area. Accordingly, as on today as per 7/12 extract of the said land M/s Ambience Developers is now owner of 0H 38.06 R land out of survey no.56, Hissa No.4/1/2 of Mouje Kondhwa Budruk. M/s Ambience Developers may get correct the said are on 7/12 extract if they so desire, by making application under section 155 of Maharashtra Land Revenue Code.

28. Mutation Entry No 1926 is regarding to implementation of metric system in revenue record

29. In the year 1993 as per the direction of collector and oral instruction of Tahasildar mutation Entry No. 11522 dated 08/12/1993 was certified by names of Balvant Damodar and Krushnabhai Dhondiba in other right columns of Survey No. 56 Hissa No. 4/1/2 was deleted being "Pokalista".

30. Mutation entry no 32256 is appearing on 7/12 extract but it has no relevance with land own by M/s Ambience Developers. The said mutation entry relating to remaining 4 R land owned by Pansare Family.

31. Mutation entry no 34672 is regarding comparing manual 7/12 extract with computerised 7/12 extract and to correct area, name etc. It does not any way affect chain of title of M/s Ambience Developers.



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32. M/s Ambience developers has decided to develop said property by amalgamating the same with property bearing S.No. 56 Hissa No. 13/1/2/1 of Mouje Kondhva Budruk. M/s Ambience developers has applied for permission to construct building on the property describe in schedule by amalgamating adjacent land bearing Survey No. 56 Hissa No. 13/1/2/1 of Mouje Kondhwa Budruk. The Pune Muncipal Corporation had issued the Commencement Certificate under No. CC/4651/2024 dated 29/03/2025 to construct residential plus Commercial Building.

33. I have gone through documents of sale deed of both the properties since 1988 and plan attached to those sale deeds. As per boundaries in those sale deeds, Survey No. 56 Hissa No. 4/1/2 and survey no.56, Hissa No.13/1/2/1 are shown adjacent to each other. On the basis of boundaries in the sale deeds and actual possession of the owner, city survey officer has carried out demarcation of both the property together in the year 2011, 2014, 2019 and 2022 as per 'Vahivat' and the possession of owner and issued demarcation certificate. The amalgamated land is in possession of present owner since 2022 and it was in the possession of its predecessor in title since year 1992 without any obstruction till today which the owners have confirmed in their affidavit. To clarify the factual possession, I also called the owner to bring Phalnibara of old S. No. 90 of Mouje Kondhava Budruk. However, by letter dated 6/3/2025 issued from the office of Dy. Superintendent of land record it is informed that at present such Phalnibara is not available in their record. I have also considered the recitals made in sale deeds and assurance given their in. It appears that, the parties have done transaction on the basis of revenue records. The first transaction referred in this title note is more than 30 years old and since 1993 the land in question is in possession of present owners through their predecessor in title for a continuous period of more than 30 years without any obstruction or objection either by then owners or their successor in title till today. Thus, the presumptive value of revenue records is not rebutted for a long period of more than 30 years.

34. While issuing earlier title note and supplementary title note boundaries of plot are given on the basis of documents of sale deed as well as then zone demarcation certificate, however then subsequently those boundaries are change due to surrender of area affected by DP road and service road and as such while describing property in schedule latest zone demarcation is take in to consideration and on the basis of sale deed and Zone demarcation actual boundaries are given in the title note
35. A public notice was given in daily Prabhat on 07/01/2023. However, no objection from any person or institution received by me till the date of issuance of this Title Note.
36. Mr. Amrish Jayantital Kakkad, the partner of M/s Ambiance Developers has also executed on 30th May 2025 affidavit regarding no encumbrance as well as exclusive possession without obstruction in respect of said property.
37. As per the zone certificate issued by Pune Municipal Corporation said property is shown in residential zone.
38. As per the search report given by Advocate Bhaskar Saraf there is no adverse entry affecting title of M/s Ambiance Developer relating to property described in schedule.
39. Considering all the above facts I am of the opinion that, property bearing Survey No. 56 Hissa No. 4/1/2 admeasuring about 38.06 Ars which is described in schedule A hereunder written is owned by M/s Ambiance Developers and its title to property described in schedule is clear and marketable.



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SCHEDULE

(Description of S. No. 56 Hissa No. 4/1/2)

All that peace and parcel of land bearing Survey No. 56 Hissa No. 4/1/2 admeasuring about 38.06 Ars (After deducting area under Road, surrender to Pune Municipal Corporation) situated at Kondhwa Budruk, Pune within the limits of Pune Municipal corporation, within the registration district Pune, sub-registration District Taluka Haveli and the plot is bounded as follows;

On or Towards East : By S No 56 Part of Hissa No 4
On or Towards South : By Service Road
On towards West : By S No 56, Hissa No 13/1/2/1
On or towards North : By Katraj Kondhwa road

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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract for the period of 1969-70 till 29/05/2025.
2. Mutation entry No.1926, 1992, 4244, 8036, 11522, 12242, 16391, 25714, 25715, 25716, 27596, 31708, 32256, 32362, 34672, 36936, 36937, 37021, 37125, 37156, 37157, 37416, 37647, 37731, 38067, 38205 and 39321.
3. Search report for 30 years from 1995 till 30th May 2025
4. Any other relevant Title -Nil
5. Litigation if any -Nil

Date: 30/05/2025



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