

Date: 18.02.2025

FORMAT- A
(CIRCULAR NO. 28/2021)

To,
Maha RERA,
BKC, E-Block,
Mumbai, Maharashtra 400051.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to:

- A) All that piece and parcel of **Plot no.57** land admeasuring **00 H 03.36 R i.e 336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- B) All that piece and parcel of **Plot no.61** land admeasuring **00 H 03.36 R i.e 336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- C) All that piece and parcel of **Plot no.61A** land admeasuring **00 H 03.36 R i.e 336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- D) All that piece and parcel of land admeasuring **0 H 11.77 R** out of **Survey no. 67/2A/1**, totally admeasuring **00H 66 R** situated at Village Kiwale, Taluka: **Haveli**, District: **Pune**
- E) All that piece and parcel of **Plot no.95** land admeasuring **0 H 5.05 R** out of **Survey no. 67/2A/1**, totally admeasuring **00H 66 R** situated at Village **Kiwale**, Taluka: **Haveli**, District: **Pune**

On Or Towards East: By internal road.

On Or Towards South: By Kanak residency (property of Sai Siddha Associates)

On Or Towards West: By part of survey no. 67.

On Or Towards North: By 18 mtrs., wide DP road.

(Hereinafter referred to as the "Said Property").

I have investigated the title of the said plot on the request of M/s. Sai Siddha Associates and I have scrutinized the following documents:



1) DESCRIPTION OF THE PROPERTY:

- A) All that piece and parcel of **Plot no.57** land admeasuring **00 H 03.36 R** i.e **336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- B) All that piece and parcel of **Plot no.61** land admeasuring **00 H 03.36 R** i.e **336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- C) All that piece and parcel of **Plot no.61A** land admeasuring **00 H 03.36 R** i.e **336 sq mtrs** out of **Survey no. 67/2A/4**, totally land admeasuring **00 H 65.5 R** situated at Kiwale, Tal. Haveli, Dist Pune (**Hereinafter referred to as the "Said LAND"**).
- D) All that piece and parcel of land admeasuring **0 H 11.77 R** out of **Survey no. 67/2A/1**, totally admeasuring **00H 66 R** situated at Village **Kiwale**, Taluka: **Haveli**, District: **Pune**
- E) All that piece and parcel of **Plot no.95** land admeasuring **0 H 5.05 R** out of **Survey no. 67/2A/1**, totally admeasuring **00H 66 R** situated at Village **Kiwale**, Taluka: **Haveli**, District: **Pune**

On Or Towards East: By internal road.

On Or Towards South: By Kanak residency (property of Sai Siddha Associates)

On Or Towards West: By part of survey no. 67.

On Or Towards North: By 18 mtrs., wide DP road.

(**Hereinafter referred to as the "Said Property"**).

2) THE DOCUMENTS OF ALLOTMENT OF PLOT:

1. Sale deed dated 12.08.2024 registered on 14.08.2024 executed by M/s. Aaswani And Shah Associates LLP in favour of M/s.Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no. 19 at sr. no. 17966/2024 along with RR and Index II.
2. Sale deed dated 25.10.2024 executed by Mrs.Ankita Shubhash Dambre in favour of M/s.Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no. 05 at sr. no. 24613/2024 along with RR and Index II.
3. Sale deed dated 31.12.2020 registered on 28.06.2021 executed by Mrs.Smita ravindra shetiya and others in favour of M/s.Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no.18 at sr. no. 9499/2021 along with RR and Index II.



4. Sale deed dated 07.12.2022 executed by Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode in favour of M/s. Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no. 03 at sr. no. 18182/2022 along with RR and Index II.
5. Satekhat dated 20.12.2020 registered on 01.02.2021 executed by Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode in favour of M/s. Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no. 16 at sr. no. 1886/2021 along with RR and Index II.
6. Sale deed dated 31.03.2021 registered on 29.07.2021 executed by Mrs. Seema Shrinivas Joshi and others in favour of M/s. Sai Siddha Associates which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 11318/2021 along with RR and Index II.
7. Sale Deed dated 07.05.2024 Mr. Sahebrao Shukhdev Khilari And Others in favour of M/s. Aaswani And Shah Associates LLP which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 4953/2024.
8. Sale Deed dated 25.10.2010 Mr. Chandrasen Sadanand Dandekar & Mrs. Nina Chandrasen Dandekar in favour of Miss. Ankita Subhash Dambre which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 7247/2010.
9. Sale Deed dated 21.08.1989 M/s. Mayuresh Promotes and with the consent Shri, Chiman Narayan Taras, Shri, Gajanan Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shirang Chiman Taras, and Shri. Popat Chiman Taras Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras in favour of Mr. Chandrasen Sadanand Dandekar & Mrs. Nina Chandrasen Dandekar which is registered in the office of Sub-registrar Haveli no. 02 at sr. no. 13340/1989.

10. 7/12 extract

11. Mutation Entries

3) Digital 7/12 card extract issued by Bhumi Abhilekh.

M/s. Sai Siddha Associates.

4) Search Report for 30 years from the year 1995 to 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owner of the land is:



M/s. Sai Siddha Associates

The report reflecting the flow of the title of the M/s. Sai Siddha Associates on the said land is enclosed herewith as annexure.

Any other relevant title: NA

Litigations, if any. NIL

Encl: Annexure.

Ajinkya Prataprao Desai
Advocate.

Date: 18.02.2025

FLOW OF THE TITLE OF THE SAID LAND.

Upon the perusal of the documents provided to us it is observed that all that piece and parcel All that piece and parcel of land totally land admeasuring 00 H 65.5 R out of Survey no. 67/2A/1, situated at Kiwale, Tal. Haveli, Dist Pune (Hereinafter referred to as the "Said LAND"). (Hereinafter referred to as the SAID LAND) was owned by Shri Chiman Narayan Taras & other prior to the year 1988

**A) For Land bearing Private Plot no.57 land admeasuring 00 H 03.36 R
i.e 336 sq mtrs out of Survey no. 67/2A/4,**

It is further seen that the said Shri.Chiman Narayan Taras, Shri, Gajanen Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shirang Chiman Taras, and Shri. Popat Chiman Taras agreed to sell the said land to Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri.Yashwant Narayan Taras vide Agreement to sale (Satekhata) dated 18.8.1988, Power of Attorney dated 08.09.1988.

It is further seen that the said land owners i.e. Shri.Chiman Narayan Taras, Shri, Gajanen Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shirang Chiman Taras, and Shri. Popat Chiman Taras and Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri.



Vijay Sadhu Taras and Shri. Yashwant Narayan Taras devided the said land into various private plots vide private layout.

It is further seen that the said M/s. Mayuresh Promotes and with the consent Shri, Chiman Narayan Taras, Shri, Gajanan Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shirang Chiman Taras, and Shri. Popat Chiman Taras Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras sold and conveyed the said land bearing Private Plot no.57 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4 in favour of Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan vide Sale Deed dated 21.08.1989, which is registered in the office of Sub-registrar Haveli no. 02 at sr. no. 13340/1989. Accordingly the name of the Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan recorded in the 7/12 extract of the said land vide Mutation Entry No. 4088

It is further seen that the said purchasers have formed a Co-operative Housing Society by name "Kiwale Plot Owners Co Operative Society Ltd" hereinafter referred to as "the said Society". However I have been nor provided with the society registration certificate nor I have been not provided with the share certificate issued by the said society in the name of Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan.

It is further seen that the Late. Mrs. Shailaja Shivanand Mahajan died on 12.09.2009 and Late Mr. Shivanand Vinayak Mahajan died on 14.07.2019 leaving behind his only legal heirs as under :-

- a. Mrs. Smita Ravindra Shetiya :- Daughter
- b. Mrs. Prachi Snehal Shetiya :- Daughter
- c. Mrs. Sanjeevani Amit Chaubal :- Daughter
- d. Mrs. Shilpa Amit Kulkarni :- Daughter

Accordingly the name of legal heirs is recorded on 7/12 extract vide mutation entry No. 14132

It is further seen that said Mrs. Smita Ravindra Shetiya & other sold conveyed the said land **land bearing private Plot no.57 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4** in favour of M/s. Sai Siddha Associates vide Sale Deed dated 28.06.2021 which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 9499/2021. By virtue of the said sale deed the said M/s. Sai Siddha Associates became the owner of the said Private Plot No. 57 and its name has been recorded in the 7/12 extract of the said land vide Mutation Entry No. 14977

B) For Land bearing Private Plot no.61 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4,



Vijay Sadhu Taras and Shri. Yashwant Narayan Taras devided the said land into various private plots vide private layout.

It is further seen that the said M/s. Mayuresh Promotes and with the consent Shri, Chiman Narayan Taras, Shri, Gajanan Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shrirang Chiman Taras, and Shri. Popat Chiman Taras Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras sold and conveyed the said land bearing Private Plot no.57 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4 in favour of Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan vide Sale Deed dated 21.08.1989, which is registered in the office of Sub-registrar Haveli no. 02 at sr. no. 13340/1989. Accordingly the name of the Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan recorded in the 7/12 extract of the said land vide Mutation Entry No. 4088

It is further seen that the said purchasers have formed a Co-operative Housing Society by name "Kiwale Plot Owners Co Operative Society Ltd" hereinafter referred to as "the said Society". However I have been nor provided with the society registration certificate nor I have been not provided with the share certificate issued by the said society in the name of Mr. Shivanand Vinayak Mahajan and Mrs. Shailaja Shivanand Mahajan.

It is further seen that the Late. Mrs. Shailaja Shivanand Mahajan died on 12.09.2009 and Late Mr. Shivanand Vinayak Mahajan died on 14.07.2019 leaving behind his only legal heirs as under :-

- a. Mrs. Smita Ravindra Shetiya :- Daughter
- b. Mrs. Prachi Snehal Shetiya :- Daughter
- c. Mrs. Sanjeevani Amit Chaubal :- Daughter
- d. Mrs. Shilpa Amit Kulkarni :- Daughter

Accordingly the name of legal heirs is recorded on 7/12 extract vide mutation entry No. 14132

It is further seen that said Mrs. Smita Ravindra Shetiya & other sold conveyed the said land bearing private Plot no.57 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4 in favour of M/s. Sai Siddha Associates vide Sale Deed dated 28.06.2021 which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 9499/2021. By virtue of the said sale deed the said M/s. Sai Siddha Associates became the owner of the said Private Plot No. 57 and its name has been recorded in the 7/12 extract of the said land vide Mutation Entry No. 14977

B) For Land bearing Private Plot no.61 land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4,



Chiman Taras, Shri. Shrirang Chiman Taras, and Shri. Popat Chiman Taras agreed to sell the said land to Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras vide Agreement to sale (Satekhat) dated 18.8.1988, Power of Attorney dated 08.09.1988.

It is further seen that the said M/s. Mayuresh Promotes and with the consent Shri, Chiman Narayan Taras, Shri, Gajanan Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shrirang Chiman Taras, and Shri. Popat Chiman Taras Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras sold conveyed the said land admeasuring Plot no.61A land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4 in favour of Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode vide Sale Deed dated 21.08.1989 which is registered in the office of Sub-registrar Haveli no. 02 at sr. no.13340/1989. Accordingly effect of the same was given to 7/12 extract of the said land vide Mutation Entry No. 4088

It is further seen that the said purchasers have formed a Co-operative Housing Society by name "Kiwale Plot Owners Co Operative Society Ltd" hereinafter referred to as "the said Society" and Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode have become members thereof and the society. However I have been nor provided with the society registration certificate nor I have been provided with the share certificate issued by the said society in the name of Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode.

It is further seen that the said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode have made application to PCMC for regularization of the said building under the provision of Maharashtra Gunthewari Act 2001. Accordingly, PCMC has regularized the construction of said building and has issued Regularization Certificate dated 15.10.2013 bearing no. BPRA/STHA/KAVI/GUNTHE/3/237/03 for the same.

It is further seen that said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode agreed to sell the said land to M/s. Sai Siddha Associates vide Agreement to sale (Satekhat) dated 20.12.2020 registered on 01.02.2021 which is registered in office of Sub registrar Haveli No.16 at Sr. No 1886/2021

It is further seen that said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode sold conveyed the said land **land admeasuring Plot no.61A land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4** in favour of M/s. Sai Siddha Associates vide Sale Deed dated 07.12.2022 which is registered in the office of Sub-registrar Haveli no.18 at sr. no. 11318/2021. By virtue of the said sale deed the said M/s. Sai Siddha Associates became the owner of the said Private Plot No. 57 and its name has been recorded in the 7/12 extract of the said land vide Mutation Entry No. 14977

D) For land bearing Private Plot no.95 admeasuring 0 H 5.05 R out of Survey no. 67/2A/1



Chiman Taras, Shri. Shrirang Chiman Taras, and Shri. Popat Chiman Taras agreed to sell the said land to Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras vide Agreement to sale (Satekhat) dated 18.8.1988, Power of Attorney dated 08.09.1988.

It is further seen that the said M/s. Mayuresh Promotes and with the consent Shri. Chiman Narayan Taras, Shri. Gajanan Chiman Taras, Shri. Jaywant Chiman Taras, Shri. Balwant Chiman Taras, Shri. Balu Chiman Taras, Shri. Shrirang Chiman Taras, and Shri. Popat Chiman Taras Sou. Nilita Avinash Barve, Sou. Sanyogita Sharad Joshi, Shri. Vijay Sadhu Taras and Shri. Yashwant Narayan Taras sold conveyed the said land admeasuring Plot no.61A land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4 in favour of Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode vide Sale Deed dated 21.08.1989 which is registered in the office of Sub-registrar Haveli no. 02 at sr. no.13340/1989. Accordingly effect of the same was given to 7/12 extract of the said land vide Mutation Entry No. 4088

It is further seen that the said purchasers have formed a Co-operative Housing Society by name "Kiwale Plot Owners Co Operative Society Ltd" hereinafter referred to as "the said Society" and Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode have become members thereof and the society. However I have been nor provided with the society registration certificate nor I have been provided with the share certificate issued by the said society in the name of Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode.

It is further seen that the said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode have made application to PCMC for regularization of the said building under the provision of Maharashtra Gunthewari Act 2001. Accordingly, PCMC has regularized the construction of said building and has issued Regularization Certificate dated 15.10.2013 bearing no. BPRA/STHA/KAJI/GUNTHE/3/237/03 for the same.

It is further seen that said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode agreed to sell the said land to M/s. Sai Siddha Associates vide Agreement to sale (Satekhat) dated 20.12.2020 registered on 01.02.2021 which is registered in office of Sub registrar Haveli No.16 at Sr. No 1886/2021

It is further seen that said Mrs. Alka Shashikant Parkar and Mrs. Vaishali Vijay Kode sold conveyed the said land **land admeasuring Plot no.61A land admeasuring 00 H 03.36 R i.e 336 sq mtrs out of Survey no. 67/2A/4** in favour of M/s. Sai Siddha Associates vide Sale Deed dated 07.12.2022 which is registered in the office of Sub-registrar Haveli no.18 at sr. no. 11318/2021. By virtue of the said sale deed the said M/s. Sai Siddha Associates became the owner of the said Private Plot No. 57 and its name has been recorded in the 7/12 extract of the said land vide Mutation Entry No. 14977

D) For land bearing Private Plot no.95 admeasuring 0 H 5.05 R out of Survey no. 67/2A/1



E) For land admeasuring 00 H 11.77 R out of Survey no. 67/2A/1 was owned by Mr. Sahebrao Shukhdev Khilari and others prior to the year of 1995:

It is further seen that said Mr. Sahebrao Shukhdev Khilari and others sold conveyed the said land admeasuring **00 H 11.77 R** out of **Survey no. 67/2A/1** in favour of M/s. Aaswani And Shah Associates LLP vide Sale Deed dated 07.05.2024 which is registered in the office of Sub-registrar Haveli no. 18 at sr. no. 4953/2024

It is further seen that said M/s. Aaswani And Shah Associates LLP conveyed the said land admeasuring **00 H 11.77 R** out of **Survey no. 67/2A/1** in favour of M/s.Sai Siddha Associates vide Sale Deed dated 14.08.2024 which is registered in the office of Sub-registrar Haveli no. 19 at sr. no. 17966/2024. By virtue of the said sale deed the said M/s.Sai Siddha Associates became the owner of the said Private Plot No. 57 and its name has been recorded in the 7/12 extract of the said land vide Mutation Entry No. 14977.

Thus by virtue of the abovementioned all sale deed the said M/s.Sai Siddha Associates (**Hereinafter referred to as the "Said Developer"**) became the owner of the said land and has right to develop the said land and to sell flats to prospective purchasers.

SEARCH

I have paid the necessary charges to the Sub Registrar Office for carrying out the online search of the records on www.igrmahrashtra.gov.in for the period of 30 years. The said office of the Sub Registrar at the time of carrying out search in the office of Sub Registrar **Haveli** at GRN No. **MH016396159202425E** dated **18.02.2025**. No adverse entries were found in respect of the said land.

CERTIFICATE OF TITLE

On basis of the documents and information provided to me and search of the records and subject to whatever mentioned above I am of the opinion that M/s. Sai Siddha Associate is the owner and holder of the said land and have clean clear and marketable title to said property the said property is free from all sorts of encumbrances. The said developer has right to develop the said land and to sell flats and other tenements to prospective purchasers.

Any other relevant title: NA

Litigations, if any. NIL

Pune

Date: 18.02.2025

ADVOCATE
AJINKYA DESAI
Ajinkya Prataprao Desai
Advocate