



DEEPAK P. SUHANDA

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FORMAT - A (Circular No :- 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance Certificate with respect to (i) Plot No. 6 & 8 out of Survey No. 6/3/3, (ii) Plot No. 5 & 7 out of Survey No. 6/3/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3/3, (v) Survey No. 6/4, Situated at Village Mamurdi, Taluka - Haveli, District - Pune (hereinafter referred as the said plots)

1. I have investigated the title of the said plots on the request of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwani and following documents i.e.

A. Description of the Property

All the piece and parcel of the Residential land (i) Survey No. 6/3/3 out which land admeasuring 00 H 04 R, having Plot No. 6 & 8 (Each Plot area admeasuring 00 H 02 R), (ii) Survey No. 6/3/3/1 out which land admeasuring 00 H 06 R, having Plot No. 5 & 7 (Each Plot area admeasuring 00 H 03 R), (iii) Survey No. 6/3/3/2 out which land admeasuring 00 H 18 R, having Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 (Each Plot area admeasuring 00 H 02 R), (iv) Survey No. 6/3/3/3 out which land admeasuring 00 H 04 R, having Plot No. 9 & 9A (Each Plot area admeasuring 00 H 02 R) & land admeasuring 00 H 01.56 R, having Plot No. 12, i.e. total land admeasuring 00 H 05.56 R, (v) Survey No. 6/4 having land admeasuring 00 H 39 R, i.e. total land admeasuring area 00 H 72.56 R, Situated at Village Mamurdi, Taluka - Haveli, District - Pune, Within the limits of Pimpri Chinchwad Municipal Corporation, in Registration Jurisdiction of the Sub-Registrar, Haveli I to XXVI District Pune and bounded as under :





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On or towards East : By S. No. 6/5 and S. No. 6/3 (Part) and Road.

On or towards South : By S. No. 6/3.

On or towards West : By S. No. 8.

On or towards North : By S. No. 6/3 (Part).

B. The Documents of allotment of Plot

That the said owners M/s. Kunal Developers through its Partners Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah with consent of M/s. Kunal Sulakshan Associates transferred the said property i.e. Residential land (i) Survey No. 6/3/3 out which land admeasuring 00 H 04 R, having Plot No. 6 & 8 (Each Plot area admeasuring 00 H 02 R), (ii) Survey No. 6/3/3/1 out which land admeasuring 00 H 06 R, having Plot No. 5 & 7 (Each Plot area admeasuring 00 H 03 R), (iii) Survey No. 6/3/3/2 out which land admeasuring 00 H 18 R, having Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 (Each Plot area admeasuring 00 H 02 R), (iv) Survey No. 6/3/3/3 out which land admeasuring 00 H 04 R, having Plot No. 9 & 9A (Each Plot area admeasuring 00 H 02 R) & land admeasuring 00 H 01.56 R, having Plot No. 12, i.e. total land admeasuring 00 H 05.56 R, (v) Survey No. 6/4 having land admeasuring 00 H 39 R, i.e. total land admeasuring area 00 H 72.56 R, by the Sale Deed & Power of Attorney in favour of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwani which is registered in the office of Sub-Registrar Haveli No. 26, Pune vide Serial No. 442/2020 & 443/2020, dated 07/01/2020.

C. 7/12 extract issued by Kamgar Talathi Village Mamurdi dated 11/03/2020 Mutation Entry No. 6566 and the name of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwani is mutated on the 7/12 extract



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D. Search Report for 30 Years from 1992 till 2021.

2. 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 M/s. Shree Sai Creatives is clear, marketable and without any encumbrances.

Owners of the land

A. M/s. Shree Sai Creatives

- (i) Plot No. 6 & 8 out of Survey No. 6/3/3,
(ii) Plot No. 5 & 7 out of Survey No. 6/3/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3/3, (v) Survey No. 6/4 total land admeasuring area 00 H 72.56 R.

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

Encl : Annexure

Date 27/08/2021




(Advocate)



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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration :-
(i) Plot No. 6 & 8 out of Survey No. 6/3/3, (ii) Plot No. 5 & 7 out of Survey No. 6/3/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3/3, (v) Survey No. 6/4 total land admeasuring area 00 H 72.56 R village Mamurdi, Taluka Haveli, Dist Pune
2. Mutation Entry No. 6566
3. Search report for 30 Years from Haveli No. 18 Taken from Sub-Registrar office at. Pimpri, Pune.
4. Any other relevant title - NO
5. Litigations if any - NO

Date 27/08/2021



Deepak P. Suhandra
(Advocate)