

**Aancil Mani**

**Advocate**

Address: Bldg No.2, Sandhya Nagar, Someshwarwadi, Pashan, Pune- 411008.

Contact: +91-9545510711, E-Mail: adv.aancilmani@gmail.com

Date: 16<sup>th</sup> March 2023

**FORMAT-A**  
**(Circular No. 28/2021)**

**To,**  
**MAHARERA**

**FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

1) **7/12 extract:** 7/12 extract as on date of application for registration reflects the name of Vendor M/s. GK Associates represented through its Proprietor Mr. Vinod Premchand Chandwani for the property sold to Purchaser **M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani**, as the owner of the "said Plot" i.e. all that piece and parcel of land admeasuring **13139 sq.mtrs i.e. 01 Hectare 31.39 Ares (net area and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC) i.e. (a) Land admeasuring 2381 sq.mtrs i.e. 00 Hectare 23.81 Ares (net area) and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC** carved out of the land bearing Survey No. **10/4B/1** totally admeasuring **00 Hectare 42 Ares** and having a revenue assessment of Rs. 02.07 Paise; (b) Land admeasuring **3364 sq. mtrs i.e. 00 Hectare 33.64 Ares** carved out of land bearing Survey No. **10/2** totally admeasuring **01 Hectare 01 Ares** and having a revenue assessment of Rs. 4.48 Paise; (c) Land admeasuring **840 sq. mtrs i.e. 00 Hectare 08.40 Ares** carved out of land bearing Survey No. **10/6** totally admeasuring **00 Hectare 50 Ares** and having a revenue assessment of Rs. 1.31 Paise; (d) Land admeasuring **161 sq. mtrs i.e. 00 Hectare 1.61 Ares** carved out of land bearing Survey No. **10/7P** totally admeasuring **00 Hectare 52 Ares** and having a revenue assessment of Rs. 1.68 Paise; (e) Land admeasuring **2341 sq. mtrs i.e. 00 Hectare 23.41 Ares** carved out of land bearing Survey No. **10/4B/2P** totally admeasuring **00 Hectare 36 Ares** and having a revenue assessment of Rs. 1.75 Paise; (f) Land admeasuring **4052 sq. mtrs i.e. 00 Hectare 40.52 Ares** carved out of land bearing Survey No. **10/15P** totally admeasuring **01 Hectare 39 Ares** having a revenue assessment of Rs. 08.32 Paise, lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune.**

2) **Mutation Entry:** Mutation Entry No. **5884** (yet to be certified), reflects the purchase of the "said Plot" i.e. land parcel admeasuring **13139 sq.mtrs i.e. 01 Hectare 31.39 Ares (net area**



and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC) i.e. (a) Land admeasuring 2381 sq.mtrs i.e. 00 Hectare 23.81 Ares (net area) and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC carved out of the land bearing Survey No. 10/4B/1P totally admeasuring 00 Hectare 42 Ares and having a revenue assesment of Rs. 02.07 Paise; (b) Land admeasuring 3364 sq. mtrs i.e. 00 Hectare 33.64 Ares carved out of land bearing Survey No. 10/2P totally admeasuring 01 Hectare 01 Ares and having a revenue assessment of Rs. 4.48 Paise; (c) Land admeasuring 840 sq. mtrs i.e. 00 Hectare 08.40 Ares carved out of land bearing Survey No. 10/6P totally admeasuring 00 Hectare 50 Ares and having a revenue assessment of Rs. 1.31 Paise; (d) Land admeasuring 161 sq. mtrs i.e. 00 Hectare 1.61 Ares carved out of land bearing Survey No. 10/7P totally admeasuring 00 Hectare 52 Ares and having a revenue assessment of Rs. 1.68 Paise; (e) Land admeasuring 2341 sq. mtrs i.e. 00 Hectare 23.41 Ares carved out of land bearing Survey No. 10/4B/2 totally admeasuring 00 Hectare 36 Ares and having a revenue assessment of Rs. 1.75 Paise; (f) Land admeasuring 4052 sq. mtrs i.e. 00 Hectare 40.52 R carved out of land bearing Survey No. 10/15P totally admeasuring 01 Hectare 39 Ares having a revenue assessment of Rs. 08.32 Paise, lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune** situated within the limits of the Pimpri Chinchwad Municipal Corporation and which are within the jurisdiction of the Sub-Registrar of Assurances District Pune, purchased by M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani from its previous owner M/s. GK Associates represented through its Proprietor Mr. Vinod Premchand Chandwani, by way of Sale Deed dated 21.10.2022 and registered on 21.10.2022 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. 20567/2022.

**3) Search:** Search for 30 years at all concerned Sub-Registrar office at Pune for period from 01/01/1993 till 10/01/2023 (both years inclusive) taken by Adv. Jaya Narawade.

**4) Any other relevant title:** No.

**5) Litigations, if any:** No.

Date: 16<sup>th</sup> March 2023.

**Adv. Aancil Mani**



**Aancil Mani**

**Advocate**

Address: Bldg No.2, Sandhya Nagar, Someshwarwadi, Pashan, Pune- 411008.

Contact: +91-9545510711, E-Mail: adv.aancilmani@gmail.com

Date: 16<sup>th</sup> March 2023

**FORMAT-A**  
**(Circular No. 28/2021)**

**To,**  
**MAHARERA**

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to Plot admeasuring **13139 sq.mtrs i.e. 01 Hectare 31.39 Ares (net area and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC) i.e. (a) Land admeasuring 2381 sq.mtrs i.e. 00 Hectare 23.81 Ares (net area) and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC** carved out of the land bearing Survey No. **10/4B/1** totally admeasuring **00 Hectare 42 Ares** and having a revenue assessment of Rs. 02.07 Paise; (b) Land admeasuring **3364 sq. mtrs i.e. 00 Hectare 33.64 Ares** carved out of land bearing Survey No. **10/2** totally admeasuring **01 Hectare 01 Ares** and having a revenue assessment of Rs. 4.48 Paise; (c) Land admeasuring **840 sq. mtrs i.e. 00 Hectare 08.40 Ares** carved out of land bearing Survey No. **10/6** totally admeasuring **00 Hectare 50 Ares** and having a revenue assessment of Rs. 1.31 Paise; (d) Land admeasuring **161 sq. mtrs i.e. 00 Hectare 1.61 Ares** carved out of land bearing Survey No. **10/7** totally admeasuring **00 Hectare 52 Ares** and having a revenue assessment of Rs. 1.68 Paise; (e) Land admeasuring **2341 sq. mtrs i.e. 00 Hectare 23.41 Ares** carved out of land bearing Survey No. **10/4B/2** totally admeasuring **00 Hectare 36 Ares** and having a revenue assessment of Rs. 1.75 Paise; (f) Land admeasuring **4052 sq. mtrs i.e. 00 Hectare 40.52 R** carved out of land bearing Survey No. **10/15** totally admeasuring **01 Hectare 39 Ares** having a revenue assessment of Rs. 08.32 Paise, lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune** (Hereinafter referred to as the **"said Plot"**)

- 1) I have investigated the title of the said Plot on the request of the Owner/Developer/Promoter M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani and the following documents i.e. :-

**1. DESCRIPTION OF PROPERTY:**

All that piece and parcel of land collectively admeasuring **13139 sq.mtrs i.e. 01 Hectare 31.39 Ares (net area and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC) i.e. (a)**



Land admeasuring **2381 sq.mtrs i.e. 00 Hectare 23.81 Ares (net area)** and also the benefits of road handover of area admeasuring **392 sq.mtrs i.e. 00 Hectare 3.92 Ares** already handed over to the PCMC carved out of the land bearing Survey No. **10/4B/1** totally admeasuring **00 Hectare 42 Ares** and having a revenue assessment of Rs. 02.07 Paise; (b) Land admeasuring **3364 sq. mtrs i.e. 00 Hectare 33.64 Ares** carved out of land bearing Survey No. **10/2** totally admeasuring **01 Hectare 01 Ares** and having a revenue assessment of Rs. 4.48 Paise; (c) Land admeasuring **840 sq. mtrs i.e. 00 Hectare 08.40 Ares** carved out of land bearing Survey No. **10/6** totally admeasuring **00 Hectare 50 Ares** and having a revenue assessment of Rs. 1.31 Paise; (d) Land admeasuring **161 sq. mtrs i.e. 00 Hectare 1.61 Ares** carved out of land bearing Survey No. **10/7** totally admeasuring **00 Hectare 52 Ares** and having a revenue assessment of Rs. 1.68 Paise; (e) Land admeasuring **2341 sq. mtrs i.e. 00 Hectare 23.41 Ares** carved out of land bearing Survey No. **10/4B/2P** totally admeasuring **00 Hectare 36 Ares** and having a revenue assessment of Rs. 1.75 Paise; (f) Land admeasuring **4052 sq. mtrs i.e. 00 Hectare 40.52 R** carved out of land bearing Survey No. **10/15** totally admeasuring **01 Hectare 39 Ares** having a revenue assessment of Rs. 08.32 Paise, lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune**; along with all their respective privileges, rights, easements and appurtenances belonging thereto and together with all and singular yards, areas, compounds, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, waters, water courses, plants, lights, liberties, profits, advantages, members, all other appurtenances collectively. The said Plot is collectively bounded as under:

On or towards

North: S No 10(P)  
South: S No 10(P)  
East: S No 10(P)  
West: S No 10(P)

## **2. THE DOCUMENTS OF ALLOTMENT OF THE PLOT:**

- i. Sale Deed dated 21.10.2022** and registered on 21.10.2022 with the office of the Sub-Registrar of Assurances **Haveli No. 19**, Pune at Serial No. **20567/2022** and executed by M/s. GK Associates represented through its Proprietor Mr. Vinod Premchand Chandwani as the Vendor therein, in favour of M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani as the Purchaser therein.
- ii. Power of Attorney dated 09.01.2023** and registered on **09.01.2023** with the office of the Sub-Registrar of Assurances





**Haveli No. 19**, Pune at Serial No. **719/2023** and executed by M/s. GK Associates represented through its Proprietor Mr. Vinod Premchand Chandwani as the Vendor/Grantor therein, in favour of M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani as the Purchaser/Attorney therein.

**3. 7/12 EXTRACTS AND MUTATION ENTRIES:**

- i. 7/12 extracts of the lands Survey No. 10/2(P),10/4B/1(P), 10/4B/2(P),10/6(P),10/7(P),10/15(P) Village Punawale for the last 30 years alongwith relevant mutation entries thereon.

**4. SEARCH REPORT FOR 30 YEARS FROM 01/01/1993 TILL 10/01/2023:**

Six Index-II Search Reports,all dated 10/01/2023 (for the period from 01/01/1993 till 10/01/2023), issued by Adv. Jaya B. Narawade alongwith their respective Original Search Receipts/Challan/Pavti.

- 2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property I am of the opinion that the title of the Owner/Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani, is clean, marketable and without any encumbrances.

**Owner of the land:** M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani 10/2P, 10/4B/1P, 10/4B/2P, 10/6P, 10/7P, 10/15P

- 1) All that piece and parcel of land collectively admeasuring **13139 sq.mtrs i.e. 01 Hectare 31.39 Ares (net area and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC) i.e.**  
(a) Land admeasuring **2381 sq.mtrs i.e. 00 Hectare 23.81 Ares (net area) and also the benefits of road handover of area admeasuring 392 sq.mtrs i.e. 00 Hectare 3.92 Ares already handed over to the PCMC** carved out of the land bearing Survey No. **10/4B/1P** totally admeasuring **00 Hectare 42 Ares** and having a revenue assessment of Rs. 02.07 Paise; (b) Land admeasuring **3364 sq. mtrs i.e. 00 Hectare 33.64 Ares** carved out of land bearing Survey No. **10/2P** totally admeasuring **01 Hectare 01 Ares** and having a revenue assessment of Rs. 4.48 Paise; (c) Land admeasuring **840 sq. mtrs i.e. 00 Hectare 08.40 Ares** carved out of land bearing Survey No. **10/6P** totally admeasuring **00 Hectare 50 Ares** and having a revenue assessment of Rs. 1.31 Paise; (d) Land admeasuring **161 sq. mtrs i.e. 00 Hectare 1.61 Ares** carved out of land bearing Survey No. **10/7P** totally admeasuring **00 Hectare 52 Ares** and having a



revenue assessment of Rs. 1.68 Paise; (e) Land admeasuring **2341 sq. mtrs i.e. 00 Hectare 23.41 Ares** carved out of land bearing Survey No. **10/4B/2P** totally admeasuring **00 Hectare 36 Ares** and having a revenue assessment of Rs. 1.75 Paise; (f) Land admeasuring **4052 sq. mtrs i.e. 00 Hectare 40.52 R** carved out of land bearing Survey No. **10/15P** totally admeasuring **01 Hectare 39 Ares** having a revenue assessment of Rs. 08.32 Paise, lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune**; along with all their respective privileges, rights, easements and appurtenances belonging thereto and together with all and singular yards, areas, compounds, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, waters, water courses, plants, lights, liberties, profits, advantages, members, all other appurtenances collectively. The said Plot is collectively bounded as under:

On or towards

North: S No 10(P)  
South: S No 10(P)  
East: S No 10(P)  
West: S No 10(P)

- 2) Not Applicable.
- 3) Not Applicable.
- 4) Qualifying comments/remarks, if any:- NONE.

- 3) The report reflecting the flow of the title of the Owner/Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani, on the said land is enclosed herewith as annexure.

Date: 16<sup>th</sup> March 2023



**Adv. Aancil Mani**

