



Mrs. Sunita Arvind Kadam
B.Com., L.L.B.
ADVOCATE

D-2/703, Gagan Vihar Co.op. Housing Society Ltd.,
Bibvewadi-Kondhawa Road, Bibvewadi, Pune-411 037.
Phone : (Resi.) 020-24247205 Mobile : 9422561475

Ref :-

Date-02/08/2021

FORMAT-A
[Circular No.28/2021]

To,
MAHARERA

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to land bearing Survey No.85, Hissa No.4 corresponding City Survey No. 1552/4 admeasuring an area 01 Hectare 19 Ares situated, lying and being at revenue village-Mundhwa, Taluka-Pune City, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli [Hereinafter referred to as "the said property"]

I have investigated the title of the said property on the request of **MR. P. A. INAMDAR**, having its office at- 957, Mah-Parvez Road, Nana Peth, Pune-411002 to investigate the title of **Mr. Kishor Vitthal Dharwandkar and others** to the property described herein below and the authority of **M/s. Ahura Builders** and following documents i.e.

1] **DESCRIPTION OF THE PROPERTY**

ALL THAT piece and parcel of land bearing Survey No.85, Hissa No.4 corresponding City Survey No. 1552/4 admeasuring an area 01 Hectare 19 Ares situated, lying and being at revenue village-Mundhwa, Taluka-Pune City, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and bounded as under :-

ON OR TOWARDS

East - Survey No.86
South - Railway Track
West - Survey No.85, Hissa No.3
North - Pune-Mundhwa Road

[Hereinafter referred to as "the said property"]

..2/-

- 2] THE DOCUMENTS OF ALLOTMENT OF PROPERTY :-
- i] Photo copy of Relevant 7/12 Extracts
 - ii] Photo copy of Relevant Mutation Entries
 - iii] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Abasaheb Namdeo Lodhi and Mr. Bhimappa Vainkappa Krushnappannawar
 - iv] photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Abasaheb Namdeo Lodhi and Smt. Faizunnisa A. Kadar Khan
 - v] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Abasaheb Namdeo Lodhi and Mr. Sudharkar Tukaram Kamble
 - vi] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Abasaheb Namdeo Lodhi and Mr. Vaijnath T. Kumbhar.
 - vii] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Babasaheb Namdeo Lodhi and Mr. Shivappa S. Asangihal.
 - viii] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Babasaheb Namdeo Lodhi and Mr. Eknath Balu Khedkar.
 - ix] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Babasaheb Namdeo Lodhi and Mr. Bhimsha Bagappa Dorigol.
 - x] Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Babasaheb Namdeo Lodhi and Mr. Kishor Vitthal Dharwandkar.





..3..

- xi] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Nanasaheb Namdeo Lodhi and Mr. Dharmanna Kumbhar.**
- xii] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Smt. Mangala Namdeo Lodhi and Mr. Ashraf Abdul Kadar Khan.**
- xiii] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Smt. Mangala Namdeo Lodhi and Mr. Aleem Abdul Kadar Khan.**
- xiv] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Smt. Mangala Namdeo Lodhi and Smt. Yasmeen A. Kadar Khan.**
- xv] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Nanasaheb Namdeo Lodhi and Mr. Tejnarayan Pande.**
- xvi] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Nanasaheb Namdeo Lodhi and Mr. Shivappa L. Nashi.**
- xvii] **Photo copy of Sale Deed, dated-15/04/1997 entered by and between Mr. Nanasaheb Namdeo Lodhi and Mr. Shankar T. Kumbhar.**
- xviii] **Photo copy of Two Development Agreements, dated-15/04/1997 entered by and between Mr.Kishor Dharwandkar and others on one part and M/s. Ahura Builders on other part**
- xix] **Photo copy of Power of Attorney, dated-15/04/1997 executed by Mr. Kishor Dharwandkar and others in favour of Mr. P.A. Inamdar and Mrs. A. P. Inamdar**
- xx] **Photo copy of Exchange Deed, dated-19/08/1997 entered by and between Mr.Kishor Dharwandkar and others on one part and Mr. Vinayak Shankar Pingale on other part**

..4/-

..4..

- xxi] **Photo copy of Property Register Card**
- xxii] **Photo copy of Deed of Correction, dated-15/03/2019** entered by and between **Mr. Kishor Dharwandkar and others** on one part and **M/s. Ahura Builders** on other part.
- xxiii] **Photo copy of Power of Attorney, dated-15/03/2019** executed by **Mr.Kishor Dharwandkar and others** in favour of **Mr. P.A. Inamdar**
- xxiv] **Certificate issued by Adv. Kamlesh Chhajed**

3] **7/12 EXTRACT AND PROPERTY CARD**

Owner of the land

Mr. Kishor Vitthal Dharwandkar and 16 others

Developer

M/s. Ahura Builders

The report reflecting the flow of the title of the **M/s. Ahura Builders** on the said land is enclosed herewith as annexure.

Encl. Annexure



MRS. SUNITA ARVIND KADAM
[ADVOCATE]