

To
MahaRERA

Date :

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. S. No. 71 H. No. 1A/1 situated at Wakad Tal. Mulshi Dist. Pune (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of Mr. Atul Kanhaiyalal Surana Prop. of A. K. Surana Developers and following documents i. e. :-

1) Description of the property :-

All that piece and parcel of land bearing S. No.71 Hissa No. 1A/1, admeasuring about 00 H. 40 R i. e. 4000 sq. mtrs. accessed at 01 Rupees 50 Paise, situated at village Wakad, Taluka Mulshi, District Pune within the limits of Pimpri-Chinchwad Municipal Corporation and also within the limits of Sub- registrar Haveli & Mulshi and same is bounded as under;

| | |
|---------------------|--------------------------------------|
| ON OR TOWARDS EAST | : Remaining property out of S.No.71. |
| ON OR TOWARDS WEST | : Remaining property out of S.No.71. |
| ON OR TOWARDS SOUTH | : Road out of the same S. No. |
| ON OR TOWARDS NORTH | : Government Road. |

Herein after called/referred to as 'said property' for the sake of brevity.

2) The documents of allotment of plot.

A]. Sale deed between Shankar Tukaram Wakadkar & Vijay Ramdas Patil Dt. 19/3/1997

B]. Sale deed between Vijay Ramdas Patil & Tarachand Haribhau Devrai & 13 others Dt. 11/6/1997

C]. Development agreement between Tarachand Haribhau Devrai & 13 others & Suhas Chandmal Kothari, Manikchand J. Lunawat, Nandkumar M. Lunawat Dt. 25/10/2005

D]. Power of Attorney from Tarachand Haribhau Devrai & 13 others to Suhas Chandmal Kothari, Manikchand J. Lunawat, Nandkumar M. Lunawat Dt. 25/10/2005

E]. Agreement of sale cum development between Tarachand Haribhau Devrai & 13 others, Suhas Chandmal Kothari, Manikchand J. Lunawat, Nandkumar M. Lunawat & Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar Dt. 16/10/2006

F]. Power of Attorney from Tarachand Haribhau Devrai & 13 others, Suhas Chandmal Kothari, Manikchand J. Lunawat, Nandkumar M. Lunawat in favour of Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar Dt. 16/10/2006

L. B. KABRA

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ADVOCATE

19/A, Ankita Chambers, 4th Floor,
351 Shukrawar Peth, Pune-411002.

Date :

G]. Sale Deed between Tarchand Haribhau Devrai & 13 others, Suhas Chandmal Kothari, Manikchand J. Lunawat, Nandkumar M. Lunawat & Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar Dt. 27/2/2007

H]. Development agreement between Mr. Amol Govind Bramhe (Land owner), Mr. Arjun Mallappa Gaikwad (Land owner), Mr. Rajendra Dattatraya Bankar (Land owner) & Mr. Atul Kanhaiyalal Surana (Developer as well as Land owner) Dt. 31/8/2007

I]. Power of Attorney from Mr. Amol Govind Bramhe (Land owner), Mr. Arjun Mallappa Gaikwad (Land owner), Mr. Rajendra Dattatraya Bankar (Land owner) to Mr. Atul Kanhaiyalal Surana (Developer) Dt. 31/8/2007

3) 7/12 extract

Issued by Govt. of Maharashtra through Talathi dated 06/02/2023, mutation entry no. 15105

4) Search report for 30 years from 1992 till 4 January, 2023.

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 (following owners as well as promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar. S. No. 71 H. No. 1A/1

2. CTS/C.S. No.
3. CTS/C.S. No.

4. Qualifying comments/remarks if any

Said land is owned by above mentioned owners and out of that owners, Mr. Atul K. Surana has taken development rights from all other co-owners to develop entire land.

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 25/3/2023


Advocate.

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History : flow of title

Date :

Previously land bearing S. No. 71 Hissa No. 1 A admeasuring about 1 H. 76 R was owned by Shankar Tukaram Wakadkar which he has acquired under the kulkayada by making payment to the Government of Maharashtra.

Shri. Vijay Ramdas Patil had purchased 0 H 40 R land from said Shankar Tukaram Wakadkar vide sale deed Dt. 19/3/1997 & said sale deed was regd. at the office of Sub-Registrar Mulshi (Paud) on the same day at Sr. no. 1430/1997.

Shri. Tarachand Haribhau Devrai & 13 others have purchased the said portion of 40 R land from Patil. Sale deed was executed on 11/06/1997 and same was registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 2985/1997.

Tarachand Haribhau Devrai & 13 others have granted the development rights in respect of the said land to Suhas Chandmal Kothari & two others vide development agreement dated 25/10/2005 & said agreement was regd. at the office of Sub- Registrar Haveli No. 5 on 25/11/2005 at Sr. No. 7673/2005. Said Devrai & 13 others have also executed power of attorney in their favour & said POA was regd. at the office of Sub- Registrar Haveli No. 5 on 25/11/2005 at Sr. No. 7674/2005.

Thereafter said Devrai group & Kothari group have agreed to sell the said land to Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar and accordingly executed agreement of sale cum development on 16/10/2006 and said document was regd. at the Sub-Registrar Haveli No. 2 on 17/10/2006 at S. No. 7458/2006 and also given power of attorney in favour of them on the same day and same was regd. at the Sub-Registrar Haveli No. 2 on 17/10/2006 at S. No. 7459/2006.

In pursuance to the said agreement of sale, thereafter said Devrai group & Kothari group have executed sale deed in favour of Mr. Atul Kanhaiyalal Surana, Mr. Amol Govind Bramhe, Mr. Arjun Mallappa Gaikwad, Mr. Rajendra Dattatraya Bankar, on 27/02/2007 and said sale deed was regd. at the office of sub-registrar Haveli No. II on 1/03/2007 at Sr. No. 1569 /2007 and all the purchasers have got equal share in the said land.

Thereafter Mr. Amol Govind Bramhe (Land owner), Mr. Arjun Mallappa Gaikwad (Land owner), Mr. Rajendra Dattatraya Bankar (Land owner) have executed development agreement in favour of Mr. Atul Kanhaiyalal Surana (Developer as well as Land owner) on 31/8/2007 and said agreement is registered at office of Sub- Registrar Haveli No. 1 on the same day at Sr. No. 6853/2007 and they have also executed Power of Attorney in favour of Surana on the same day and same is also registered at office of Sub- Registrar Haveli No. 1 on the same day at Sr. No. 6854/2007.

Out of the said total 40R i.e. 4000 sq. mtrs. land, an area admeasuring about 485.20 sq. mtrs. is acquired by the PCMC for road and accordingly all the owners have executed possession receipt of the said area in favour of PCMC and same was regd. at the registration office. And therefore 3514.80 sq. mtrs. remain in the hands of owners.

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Date :

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7 /12 extract as on date of application for registration.

7 /12 extract Dated 06/02/2023 S. No. 71 H. No. 1A/1 situated at Wakad
Tal. Mulshi Dist. Pune

2) Mutation Entry No. 15105

3) Search report for 30 years from Taken from Sub-Registrar office at Pune, Paud,
Hinjewadi.

4) Any other relevant title.

5) Litigations if any. No litigation

Date: 25/03/2023


Advocate.

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