

MONIKA SACHIN JOGLEKAR
B.A. LL.B ADVOCATE

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To,

MAHARERA, Pune

LEGAL TITLE REPORT

1) Sub: Title Clearance certificate with respect to C.T.S.No. 1130 , Old S.No. 22 , Plot No. 50, area totally admeasuring about 419 Sq. Mtrs and old RCC structure Approximately 1200 Sq. Feet i.e. 111.52 Sq. Mtrs. constructed thereupon , situated at Mauje Shukrawar Peth , Pune which is within the limits of P.M.C. and within the limits of Sub registrar Haveli , Taluka Haveli , District Pune (hereinafter referred as the said Property")

2) I have investigated the title of the said Plot on the request of Owner/Promoter/Developer and following documents i.e.:

(All Photo Copies)

Sr.No.	Date of Execution of Document	Details of registration of Document / conveyance	Place sub-reg. office	Property falls under sub-registrar	Remarks
1	-	Copy of P. R. Card dated 13/07/2021 and dated 26/01/2022	-	-	-
2	-	Demarcation dated 19/08/2019	-	-	-
3	-	Copy of S.I File of C.T.S.No. 1130, Shukrawar Peth , Pune.	-	-	-
4	24/12/1962	Copy of Sale deed executed by Smt. Ramabai Purandare and Mrs. Malati Pethkar in favour of Mr. Mohanlal Shinghavi and others registered on 24/12/1962	Haveli No. 1	Haveli No. 1 to 26	Sr. No. 2103/1962
5	-	Death Certificate of Late Mohanlal Dhulchand Shinghavi	-	-	-
6	13/12/2000	Copy of Release deed executed by Mrs. Sadabai Ramchandji	Haveli No. 1	Haveli No. 1 to 26	Sr. No. 9809/2000

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		Bhandari , Mrs. Madanbai Shantilalji Kothari , Mrs. Lalitabai Kesharchandji Navlakha in favour of deed in favour of Mr. Devichand Mohanlal Shingavi , Mr. Vijaykumar Mohanlal Shingavi and Mr Netrasukh Mohanlal Shingavi registered on 13/12/2000			
7	12/08/2002	Copy of Release deed along with Index II and registration receipt executed by Nainsukh Shingavi and Vijaykumar Shingavi in favour of Mr. Devichand Mohanlal Shingavi registered on 12/08/2002	Haveli No. 1	Haveli No. 1 to 26	Sr. No. 4834/2002
8	-	Mutation Entries Nos. 469	-	-	-
9	-	Copy of Public Notice dated 06/07/2021 published in daily "Prabhat"	-	-	-
10	14/09/2021	Copy of Deed of Conveyance/ Sale deed executed by Mr. Devichand Mohanlal Shingavi in favour of Kiankush Constructions LLP Through partners Mr. Jigar Shakarabhai Patel and Mrs. Hetal Jigar Patel registered on 14/09/2021	Haveli No. 10	Haveli No. 1 to 26	Sr. No. 20077/2021

3) Property description- C.T.S.No. 1130 , Old S.No. 22 , Plot No. 50, area totally admeasuring about 419 Sq. Mtrs and old RCC structure Approximately 1200 Sq. Feet i.e. 111.52 Sq. Mtrs. constructed thereupon , situated at Mauje Shukrawar Peth , Pune which is within the limits of P.M.C. and within the limits of Sub registrar Haveli , Taluka Haveli , District Pune

4) P.R. Card Extract - I have perused P.R.Card extract of City Survey office dated 13/07/2021 and copy of digital P.R.Card extract dated 26/01/2022.

5) Search Report – I have taken available online free search and available documentary search in respect of the said property of 30 years i.e. from 1992 to 2022 under the receipt / challan (GRN No. MH004984945202122E) dated 15/08/2021 amounting Rs.750/-only AND (GRN No. MH008925607202223E) dated 07/10/2022, amounting Rs.50/-only. (The copies of both the receipt / challans are enclosed herewith). I have not found any entries other than above mentioned entries in the search in respect of the said property.

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6) 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 Kiankush Constructions LLP is the owner of the said property i.e. C.T.S.No. 1130 , Old S.No. 22 , Plot No. 50, area totally admeasuring about 419 Sq. Mtrs and old RCC structure Approximately 1200 Sq. Feet i.e. 111.52 Sq. Mtrs. constructed thereupon , situated at Mauje Shukrawar Peth , Pune and the title of Kiankush Constructions LLP is clear, Marketable and without any encumbrances.

7) Land owners Present Land owners of C.T.S.No. 1130 , Old S.No. 22 , Plot No. 50 is Kiankush Constructions LLP Through partners Mr. Jigar Shakarabhai Patel and Mrs. Hetal Jigar Patel.

8) The flow of the title –

8.1) The said land was originally owned by Mr. Laxman Ganesh Purandare. Mr. Laxman Ganesh Purandare expired on 15/10/1962. The said property was inherited by the legal heirs of late Mr. Laxman Ganesh Purandare i.e. 1) Ramabai Laxman Purandare and 2) Maltibai Shantaram Pethkar. The names of Ramabai Laxman Purandare and Maltibai Shantaram Pethkar were mutated on P. R. Card Extract as holders.

8.2) Ramabai Laxman Purandare and Maltibai Shantaram Pethkar through P.O.A. Holder Mr. Shantaram Pandharinath Pethkar had executed Sale Deed in respect of the said property on 24/12/1962 in favour of Mr. Mohanlal Dhulchand Shingavi , Mr. Devichand Mohanlal Shingavi , Mr. Vijaykumar Mohanlal Shingavi and Mr. Nainsukh Mohanlal Shingavi . The said Sale deed was registered in the office of sub registrar Haveli No. 1 , Pune vide serial No. 2103/1962. Names of Mr. Mohanlal Dhulchand Shingavi , Mr. Devichand Mohanlal Shingavi , Mr. Vijaykumar Mohanlal Shingavi were mutated on P. R. Card extract as Holders of the said property on 23/01/1963. But By mistake , name of Mr. Nainsukh Mohanlal Shingavi was not mutated on P.R.Card as he is also one of the Purchaser in the Sale deed dated 24/12/1962 with others. So the name of Mr. Nainsukh Alias Netrasukh Mohanlal Shingavi was also mutated with other holders on P.R.Card extract of the said property on 04/07/1963.

8.3) N. A. Tax was made applicable by Collector , Pune vide SA/SR/185/63 dated 29/05/1964. And as per mentioned on P. R. Card extract N. A. Tax of Rs. 149 was applicable for 01/08/1986 to 31/07/1991. Latest N. A. Tax paid receipt is not given for my perusal.


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8.4) The Maharashtra State Weights and Measurement Act, 1958 and Indian Coins Act, 1956 has been implemented and in pursuance of that, the area had been converted in to Assessment had been converted in to coinage law of.

8.5) Mr. Mohanlal Dhulchand Shingavi expired on 10/01/1969. The said property was inherited by the legal heirs of late Mr. Mohanlal Dhulchand Shingavi i.e. 1) Smt. Pyaribai Mohanlal Shingavi 2) Miss Jayashree Mohanlal Shingavi 3) Mrs. Sadabai Ramchandji Bhandari 4) Mrs. Madanbai Shantilalji Kothari 5) Mrs. Lalitabai Kesharchandji Navlakha 6) Mr. Devichand Mohanlal Shingavi 7) Mr. Vijaykumar Mohanlal Shingavi and Mr Nainsukh alias Netrasukh Mohanlal Shingavi . The names of the said legal heirs were mutated on P.R.Card Extract as holders vide mutation entry No. 195 on 24/11/2000.

8.6) Smt. Pyaribai Mohanlal Shingavi was expired on 05/04/1999. The name of late Pyaribai Mohanlal Shingavi was deleted from P. R. Card extract vide mutation entry No. 196.

8.7) Miss Jayashree Mohanlal Shingavi expired on 27/12/1994. The name of late Jayashree Mohanlal Shingavi was deleted from P. R. Card extract vide mutation entry No. 197.

8.8) Mrs. Sadabai Ramchandji Bhandari , Mrs. Madanbai Shantilalji Kothari , Mrs. Lalitabai Kesharchandji Navlakha had Released their rights of the said property in favour of Mr. Devichand Mohanlal Shingavi , Mr. Vijaykumar Mohanlal Shingavi and Mr Nainsukh Mohanlal Shingavi . The said Release deed was registered in the office of sub registrar Haveli No. 1 , Pune vide serial No. 9809/2000 on 13/12/2000. As such the said changes were mutated on P. R. Card extract and the names of Mrs. Sadabai Ramchandji Bhandari , Mrs. Madanbai Shantilalji Kothari , Mrs. Lalitabai Kesharchandji Navlakha were deleted from P.R.Card Extract vide mutation entry No. 227. Mutation entry No. 227 is not given for my perusal to verify.

8.9) Mr. Vijaykumar Mohanlal Shingavi and Mr Nainsukh Mohanlal Shingavi had executed Release deed on 12/08/2002 in respect of their rights and share in the said property to and in favour of Mr. Devichand Mohanlal Shingavi. The said Release deed was registered in the office of sub registrar Haveli No. 1 , Pune vide serial No. 4834/2002 on 12/08/2002. As such the names of Mr. Vijaykumar Mohanlal Shingavi and Mr Nainsukh Mohanlal Shingavi were deleted from P. R. Card Extract vide Mutation Entry No. 469. As such Mr. Devichand Mohanlal Shingavi became the absolute owner and holder of the said property. And the name of Mr. Devichand Mohanlal Shingavi was mutated on P. R. Card Extract as Holder of the said Property vide Mutation entry No. 469.

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8.10) As per Mutation Entry No. 2237 , dated 26/05/2015 , the area of the said property i.e. C.T.S.No. 1130 , Plot No. 50 is 419.00 Sq. Mtrs. Photo Copy of Property Registered Card extract of C.T.S. No. 1130 , Plot No. 50 dated 13/07/2021 is given for my perusal.

8.11) Mr. Devichand Mohanlal Shingavi executed Deed of Conveyance / Sale Deed in respect of C.T.S.No. 1130 , Old S.No. 22 , Plot No. 50, area totally admeasuring about 419 Sq. Mtrs and old RCC structure Approximately 1200 Sq. Feet i.e. 111.52 Sq. Mtrs. constructed thereupon , situated at Mauje Shukrawar Peth , Pune to and in favour of Kiankush Constructions LLP Through partners Mr. Jigar Shakarabhai Patel and Mrs. Hetal Jigar Patel on 14/09/2021 which was registered in the office of sub registrar Haveli No. 10 , Pune vide serial No. 20077/2021 on 14/09/2021. And the name of Kiankush Constructions LLP Through partners Mr. Jigar Shakarabhai Patel and Mrs. Hetal Jigar Patel was mutated on P. R. Card Extract as Holder of the said Property vide Mutation entry No. 3233.

8.12) Subject to whatever stated hereinabove, and on the basis of the available documents and search of last 30 years of the record available in the offices of Sub-Registrar offices, am of the opinion that the title of Kiankush Constructions LLP is clear, Marketable and without any encumbrances.

Pune

Date:- 07/10/2022

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Advocate

(Stamp)

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CHALLAN
MTR Form Number-6



GRN MH008925607202223E		BARCODE 		Date 07/10/2022-15:32:00		Form ID	
Department Inspector General Of Registration Search Fee Type of Payment Other Items				Payer Details TAX ID / TAN (If Any) PAN No.(If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		ADV MONIKA JOGLEKAR	
Location PUNE				Flat/Block No.		CTS NO. 1130 OLD S.NO. 22 PLOT NO 50	
Year 2022-2023 One Time				Premises/Building		SHUKRAWAR PETH	
Account Head Details			Amount In Rs.	Road/Street		PUNE	
0030072201 SEARCH FEE			25.00	Area/Locality		PUNE	
				Town/City/District			
				PIN		4 1 1 0 0 2	
				Remarks (If Any)			
				SEARCH PERIOD 1 YEAR			
Total			25.00	Amount In	Twenty Five Rupees Only		
				Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042022100758949	222809113151
Cheque/DD No.				Bank Date	RBI Date	07/10/2022-15:35:03	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9822164901

CHALLAN
MTR Form Number-6



GRN MH004984945202122E		BARCODE		Date 15/08/2021-12:15:25		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		ADV MONIKA JOGLEKAR	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.		C.T.S. NO. 1130	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		SHUKRAWAR PETH
					Area/Locality		PUNE
					Town/City/District		
					PIN		4 1 1 0 0 2
					Remarks (If Any)		
					SEARCH PERIOD 30 YEARS		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						02300042021081521183 212271855609	
Cheque/DD No.				Bank Date		RBI Date	
				15/08/2021-12:17:23		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822164901
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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