

**SUNIL D. AWARE**

ADVOCATE & NOTARY (Govt of India)

**SANDEEP D. AWARE**

ADVOCATE & NOTARY (Govt of India)

**MISS. VAISHNAVI AWARE**

ADVOCATE

**LEGAL TITLE REPORT**

**FORMAT – A**

(Circular No.: 28/2021)

Name of Project :- "Misty Greens"

Name of Promoter :- M/s. Pruthvi Developers through its Partner  
Mr Tushar Vijaykumar Lunawat

Property Details :- property admeasuring area 00 H 31.59 R out of Gat No. 741 ( Old Survey No. 458/1) at Village Chikhali, Taluka Haveli, District Pune and within local limits of Pimpri Chinchwad Municipal CorporationViz

2

**Office Add :- Office No 3 & 4 Ashirwad Complex, Near Chinchwadgaon  
Bus stop, Opposite Kamala Corner, Chinchwadgaon Pune 411 033.**

**SUNIL D. AWARE**

B.S L.,LL.B.  
Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

**FORMAT - A**

(Circular No.: 28/2021)

To,

Hon'ble Chairmen  
Maharashtra Real Estate Regulatory Authority  
Pune.

**LEGAL TITLE REPORT**

Subject :- Title clearance certificate with respect to property admeasuring **area 00 H 31.59 R** out of Gat No. 741 ( Old Survey No. 458/1) at Village Chikhali, Taluka Haveli, District Pune and within local limits of Pimpri Chinchwad Municipal Corporation Viz. (Hereinafter referred as the said plot)

Name of Project :- "Misty Greens"

Name of Promoter :- M/s. Pruthvi Developers through its Partner  
Mr Tushar Vijaykumar Lunawat

I have investigated the title of the said plot on the request of promoter M/s. Pruthvi Developers through its Partner Mr Tushar Vijaykumar Lunawat following documents i.e. :-

**1) DESCRIPTION OF PROPERTY**

- 1) All that piece and parcel of Property admeasuring **00 H 15.79 R** out of Gat No. 741 (old S. No. 458/1) at Village Chikhali Taluka and Sub-Registration Sub-District Haveli, District and Registration District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, bearing :- (Owned by M/s. Pruthvi Developers)

On or towards East : Property of Pruthvi Developers out of Gat No. 741

On or towards South : Property of Mr. Suresh Gadia & other out of  
Gat No. 741

On or towards West : 18 Mtrs. D. P. Road

On or towards North : Property of Sunil & Anil Nahar out of Gat No. 741.

- 2) All that piece and parcel of Property admeasuring **00 H 15.80 R** out of Gat No. 741 (old S. No. 458/1) at Village Chikhali Taluka and Sub-Registration Sub-District Haveli, District and Registration District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, bearing :- (Owned by Mr. Anil & Mr. Sunil Kantilal Nahar )

On or towards East : Project of Misty woods out of Gat No. 741

On or towards South : Property of Pruthvi Developers out of Gat No. 741

On or towards West : 18 Mtrs. D. P. Road

On or towards North : Gat No. 1653.

**SUNIL D. AWARE**

B.S L.,LL.B.

Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

**( Totally admeasuring area 00 H 31.59 R)**

Joint Boundaries of Both plot as under : -

- On or towards East : Property of Misty Woods constructed by Pruthvi  
Developers out of Gat No. 741  
On or towards South : 12 Meter Internal Road  
On or towards West : 18 Mtrs. D. P. Road  
On or towards North : Gat No. 1653

**II) The documents of allotment of plot :**

I have been supplied with the following documents for the investigation of the Title of the above property.

1. Photocopy of 7/12 Extract
2. Photocopy of Relevant Mutation Entries
3. Photo copy of Development Agreement and Power of Attorney executed between Mr. Anil and Mr. Sunil Kantilal Nahar and in favour of M/s. Pruthvi Developers dated 07.04.2017 Registered with Sub-Registrar Haveli No. 26 at Serial No. 3527/2017 & 3528/2017 ( 21 R).
4. Photo copy of Sale Deed and Power of Attorney executed between Mrs. Shobha Anil Nahar & Mrs. Sarla Sunil Naharin favour of M/s. Pruthvi Developers dated 17.06.2016 Registered with Sub-Registrar Haveli No. 18 at Serial No. 5234/2016 & 5235/2016 ( 21R).
5. Photocopy of building commencement certificate dated 30.7.2018 issued by PCMC.
6. Photo copy of Completion certificate bearing its NO. 114/2022 dt 10/03/2022
7. Photo Copy of NA order dt 13.03.2018 issued by Upper Tahasildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune.
8. Photo Copy of Search report issued by Adv. Sunil Dinkar Aware.

III. On perusal of the above mention documents and all other relevant document relating to title of the said property I am of the opinion that the title of M/s. Pruthvi Developers is owner of the property and Mr. Anil & Mr. Sunil Kantilal Nahar, is owner of the plot and by virtue of Development Agreement an Power of Attorney M/s. Pruthvi Developers Through its Partners Mr. Tushar Vijaykumar Lunawatis having



**SUNIL D . AWARE**

B.S L.,LL.B.  
Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

right to develop the said property and construct building thereon as per sanction plan and said property is Clear, marketable and without any encumbrance.

**OWNER OF LAND :-**

| Sr. No | Name of owner of plot                                                      | Developed by                                                               | Are in H =<br>Are | Survey /<br>Plot /<br>survey<br>No | Document                                                                                                                       |
|--------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1      | Mr. Anil Kantilal Nahar and Mr. Sunil Kantilal Nahar                       | M/s. Pruthvi Developers Through its Partners Mr. Tushar Vijaykumar Lunawat | 00 H<br>15.80 R   | 741                                | Development Agreement and Power of attorney dt 07.04.2017<br><br>Document No. 3527/2017 &3528/2017 Sub-Registrar Haveli No. 26 |
| 2      | M/s. Pruthvi Developers Through its Partners Mr. Tushar Vijaykumar Lunawat | M/s. Pruthvi Developers Through its Partners Mr. Tushar Vijaykumar Lunawat | 00 H<br>15.79 R   | 741                                | Sale Deed and Power of attorney dt 17.06.2016<br><br>Document No. 5234/2016 &5235/2016 Sub-Registrar Haveli No.18              |

4. The Legal title report reflecting the flow of the title of the promoter M/s. Pruthvi Developers Through its Partners Mr. Tushar Vijaykumar Lunawat is having right to develop the said land is enclosed herewith as annexure.

Encl: Annexure

  
**Sunil Dinkar Aware**  
Advocate

**SUNIL DINKAR AWARE**

ADVOCATE & NOTARY  
GOVT. OF INDIA

Office : Shop No. 3, Basement Floor,  
Ashirwad Complex, Bhim Nagar Chowk,  
Chinchwadgaon, Pune-411 033.

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

The property bearing Gat No. 741 originally numbered as Survey No. 458/1, admeasuring 11 Acre 23 Gunthas and was assessed at Rs. 10.90. However, by the Bombay Consolidation Act, 1947 (Act No. LXII), the said Survey No. 458/1 was actually measured and it was numbered as Gat No. 741 and actual measurement was noted as 4 Hectare 75 R and assessed at Rs. 10=56. The said property was then an agricultural land.

2. The said property originally belonged to the following owners jointly.

- a. Shri. Tulshiram Narayan Londhe (Maang)
- b. Shri. Baban Narayan Londhe (Maang)
- c. Shri. ShripatiSakharamLondhe (Maang)
- d. Shri. Tukaram Rajaram Londhe (Maang)
- e. Shri. Jaiwant Sitaram Londhe (Maang)

3. Out of the said owners, Shri. ShripatiSakharamLondhe has expired leaving behind the following heirs and accordingly their names have been recorded in the rights of record as owners thereof to the extent of his share, vide Mutation Entry No. 985.

- a. Smt. ShantabaiShripatiLondhe - widow
- b. Shri. SopanShripatiLondhe - son
- c. Shri. Shivaji ShripatiLondhe - son
- d. Ms. VithabaiShripatiLondhe- daughter

4. Out of the said owners, Shri. Tukaram Rajaram Londhe expired on 13.10.1992 leaving behind the following heirs :-

- a. Smt. Banabai Tukaram Londhe- widow
- b. Shri. Murlidhar Tukaram Londhe - son
- c. Shri. Kisan Tukaram Londhe - son
- d. Shri. Damu Tukaram Londhe - son
- e. Mrs. BababaiDattuLonare - daughter
- f. Mrs. Kamal Hiranman Jadhav - daughter
- g. Shri. Bhika Rajaram Londhe - brother
- h. Shri. Dnyandeo Rajaram Londhe - brother

Accordingly names of his heirs have been recorded in the rights of records as owners thereof to the extent of his share, vide Mutation Entry No. 3691.

Apart from the above owners, in the 7/12 extract names of Mrs. Muktabai Shankar Jadhav and Mrs. Rukmini SambhajiAdagale have been recorded in the column of other rights.

Accordingly, the owners above are the absolute owners of the above property jointly.

**SUNIL D. AWARE**

B.S L.,LL.B.  
Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

5. Some of the owners above have sold the property of their respective shares to Shri. BaburaoHabajiSaikar and Mrs. Shakuntala BaburaoSaikar, vide three different Deeds of Sale, totally admeasuring 100 R, and accordingly they became absolute owners of the said property and their names have been recorded in the right of records as owners thereof, vide Mutation Entry No. 3628, 3629 and 4066.
6. That as per sale deed all the owners Mr. Tulshiram Narayan Mang and others stated above through their Power of attorney holder Mr. Ashok Raghunath Mane have sold the property admeasuring 3 Hectare 95 R out of Gat No. 741 to Mrs. Salma Suresh Jadhav and Mrs. Chhaya Ashok Mane by a registered Deed of Sale, which Deed of Sale is registered with Sub-Registrar Haveli No. 8 vide Serial No. 5515/1996 dated 18.10.1996 and accordingly they became absolute owners of the said property and their names have been recorded in the right of records as owners thereof, vide Mutation Entry No. 4692.
7. That the said owners Mrs. Salma Suresh Jadhav and Mrs. Chayya Ashok Mane has sold the property admeasuring 42 R out of their share out of Gat No. 741 ( Old Survey No. 458/1) to Mrs. Shobha Anil Nahar, Mrs. Sarla Sunil Nahar, Mr. Anil Kantilal Nahar, Mr. Sunil Kantilal Nahar by registered Sale deed dated 05.07.1997, which Sale deed was registered with Sub-Registrar Haveli VIII at Serial No. 4050/1997 dated 05.07.1997, Accordingly Mrs. Shobha Anil Nahar, Mrs. Sarla Sunil Nahar, Mr. Anil Kantilal Nahar, Mr. Sunil Kantilal Nahar became absolute owner of the property admeasuring 42 R out of Gat No. 741 ( Old Survey No. 458/1) and their names have been recorded in the rights record as owner thereof vide its Mutation entry No. 5124.
8. That the said owners Mrs. Shobha Anil Nahar & Mrs. Sarla Sunil Nahar has sold the property of their share admeasuring 21 R of their share (out of 42 R ) out of Gat No. 741 ( Old Survey No. 458/1) to M/s. Pruthvi Developers Having its registered office at: Shop No. 8, Kunal Market, Chaphekar Chowk, Chinchwad, Pune - 411 033, Through its Partner Mr. Tushar Vijaykumar Lunawatby registered Sale deed dated 17.06.2016 for a total consideration of Rs. 1,77,00,000/- , which Sale deed was registered with Sub-Registrar Haveli XVIII at Serial No. 5234/2016 dated 17.06.2016. That said sale deed is signed by Mr. Anil Kantilal Nahar and Mr. Sunil Kantilal Nahar as consenting party. Accordingly M/s. Pruthvi Developers Through its PartnerMr. Tushar Vijaykumar Lunawat became absolute owner of the property admeasuring 21 R out of Gat No. 741 ( Old Survey No. 458/1) andM/s. Pruthvi Developers became absolute owner of the said propertyand their names have been recorded in the rights of record as owner thereof vide its Mutation entry No. 28775. That the said owner also executed a POA alongwith sale deed in favourofM/s. Pruthvi Developers in respect of said property which POA is registered with Sub-Registrar Haveli No. 18 at Serial No. 5235/2016 and 5236/2016 dt 17/06/2016.
9. That M/s. Pruthvi Developers acquired right of way over property of adjacent owner of the property bearing Gat No. 741 i.e. from Mr. Anil Kantilal Nahar & other 3 and Mr. Suresh HastimalGadia and other 9 . That the said owner given 9



**SUNIL D. AWARE**

B.S L.,LL.B.  
Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

Meter Road ( 4.5 meter Each owner ) i.e. Right of way over their own property to M/s. Pruthvi Developers for the people residing in their another project Viz. Misty Woods, accordingly they have executed a Deed of Easementary Rights on 12/12/2014, which is registered with Sub-Registrar Haveli No. 18 at Serial No. 8994/2014 dated 12.12.2014.

10. That while executing deed of Easementary Rights dt. 12/12/2014 inadvertently Road mentioned as 9 meter Instead of 12 Meter, hence for correcting the mistake parties have executed a Correction deed on 28/06/2016, which is registered with Sub-Registrar Haveli No. 18 at Serial No. 5640/2016.

11. That while executing deed of Easementary Rights dt. 12/12/2014 and correction deed dt. 28.06.2016 inadvertently pan number and address of Mrs. Lalita Abhay Gadiya was not mentioned and name of Smt. Lata Rajendra Kankariya was not mentioned, and area in description of Property No. D area is mentioned admeasuring 450 Sq. Mtrs instead of 540 Sq. Mtrs. and other mistake need to be corrected hence hence for correcting the mistake parties have again executed a Correction deed on 20/08/2016, which is registered with Sub-Registrar Haveli No. 18 at Serial No. 8771/2016.

12. That out of the said owners Mr. Anil Kantilal Nahar and Mr. Sunil Kantilal Nahar wanted to develop their share of the property admeasuring 21 R out of Gat No. 741 being and lying at Village Chikhali, Taluka Haveli, District Pune and due to lack of fund and construction knowledge, hence they have entered into a Development Agreement on 07.04.2017, with M/s. Pruthvi Developers Through its Partner Mr. Tushar Vijaykumar Lunawat for developing, disposing etc. the said property, which development agreement is registered with Sub-Registrar Haveli No. 26 at Serial No. 3527/2017 dated 07.04.2017, said document is signed by Mrs. Shobha Anil Nahar and Mrs. Sarla Sunil Nahar as consenting party. That further the owner above has executed a irrevocable Power of Attorney on 07.04.2017 in favour of M/s. Pruthvi Developers Through its Partner Mr. Tushar Vijaykumar Lunawat which is registered with Sub-Registrar Haveli No. 26 at Serial No. 3528/2017 dated 07.04.2017, empowered them to construct a building consisting of various flats /shops / godowns on the said property and to sell the same to various prospective purchasers and to receive the sale proceeds from them. That Mrs. Shobha Anil Nahar and Mrs. Sarala Sunil Nahar has also given power of attorney for if there is any correction in documents to sign on their behalf as consenting party which POA is registered with Sub-Registrar Haveli No. 26 at Serial No. 3529/2017 dt. 07/04/2017.

13. That the said Mr. Anil Kantilal Nahar and Mr. Sunil Kantilal Nahar, Mrs. Shobha Anil Nahar and Mrs. Sarala Sunil Nahar through Power of Attorney holder M/s. Pruthvi Developers through its Partner Mr. Tushar Vijaykumar Lunawat has handed over the possession of the said land adm 1041.25 Sq Mtrs affected by 18 Mtrs Road widening to PCMC and executed possession Receipt in fevour of PCMC, which is registered with Sub-Registrar Haveli No. 26 at Serial No. 10607/2017 dt. 22/09/2017. Accordingly after deducting area under road widening remaining land adm 15.79 R remain in name of M/s. Pruthvi



**SUNIL D. AWARE**

B.S L.,LL.B.  
Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

Developers and property adm 15.80 R remain in name of Mr. Anil Kantilal Nahar & Mr. Sunil Kantilal Nahar and said effect given vide its mutation entry No. 28952.

14. That the property adm 1041.25 Sq. Mtrs out of Gat No. 741(P) at Village Chikhali, Taluka Haveli, District Pune was Under the development plan the said property was reserved for 18 Mtrs. D. P. road. However the Pimpri Chinchwad Municipal Corporation has issued Development Right Certificate bearing No. 2820 dated 02.05.2018 favoring Mr. Anil Kantilal Nahar and Mr. Sunil Kantilal Nahar Mrs. Shobha Anil Nahar and Mrs. Sarala Sunil Nahar through Power of Attorney holder M/s. Pruthvi Developers through its Partner Mr Tushar Vijaykumar Lunawatto the extent of 2290.75 Sq. Mtrs. in respect of the property bearing Gat No. 741(P) at Village Chikhali, Taluka Haveli, District Pune.

15. That the Owner/Promoter herein has prepared, submitted and obtained the necessary sanction for the Building Plan from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing Sr. No. BP/Chikhali/05/2018 dated 05.02.2018

16. That the owners/Promoter above have applied to the Upper Tahasildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune Revenue Branch for the permission to use the land for construction of residential building i.e. Non-Agricultural use and in exercise of the powers vested in him U/S.44 of Maharashtra Land Revenue Code 1966, the Upper Tahasildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune is pleased to grant N.A. permission adm 2863.26 Sq Mtrs for residential and 241.81 Sq. Mtrs for commercial purpose vide its Order No.Jamin/NA/SR/402/2017 dated 13.03.2018, and hence there is no legal bar for constructing the said property.

17. That total area admeasuring about 00 Hecter 42 R out of Gat. No. 741 [ old Gat no. 458/1] out of it area admeasuring 1041.25 Sq.Mtrs. is Road widening as per sanction revised DP of PCMC and Promoter herein are developing remaining area admeasuring 3142.28 Sq. Mtrs

18. That after obtaining TDR the Owner/Promoter herein has again prepared, submitted and obtained the necessary sanction for the Building Plan from Pimpri Chinchwad Municipal Corporation vide Commencement certificate subsequently revised to Sr. No. BP/Chikhali/72/2018 dated 30.07.2018. (Old plan Commencement Certificate bearing Sr. No. BP/Chikhali/05/2018 dated 05.02.2018)

19. That after obtaining TDR the Owner/Promoter herein has again prepared, submitted and obtained the necessary sanction for the Building Plan from Pimpri Chinchwad Municipal Corporation vide Commencement certificate subsequently revised to Sr. No. BP/Chikhali/8/2019 dated 22.01.2019. (Old plan Commencement Certificate bearing Sr. No. BP/Chikhali/05/2018 dated 05.02.2018 and BP/Chikhali/72/2018 dated 30.7.2018 accordingly builder has

**SUNIL D . AWARE**

B.S L.,LL.B.

Advocate & Notary  
(Govt Of India)

3, Basement Floor, Ashirwad Complex,  
Near Morya Hospital, Bhim Nagar,  
Chinchwadgaon, Pune - 411 033.  
Phone : 9822869292

completed construction of the building and obtained building completion certificate bearing its NO. 114/2022 dt 10/03/2022.

20. That the said flat holders in the building have formed a Co-operative society viz. Misty Greens Co-operative Housing Society Limited vide its Registration No. PNA/PNA-(6)/HSG(TC)/22641/2022-23.

Thanking you,

Yours faithfully,

CHINCHWAD,PUNE.



SUNIL DINKAR AWARE

ADVOCATE & NOTARY (Govt of India)

**SUNIL DINKAR AWARE**

ADVOCATE & NOTARY

GOVT. OF INDIA

**Office** : Shop No. 3, Basement Floor,  
Ashirwad Complex, Bhim Nagar Chowk,  
Chinchwadgaon, Pune-411 033.