

R.P.A.D. / U.C.P.

FORMAT – A

(Circular-28/2021)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of non-agricultural land totally admeasuring about 14000 sq.ft. = 1300.63 Sq. mtrs. from out of the land totally admeasuring 4765 sq. mtrs., (i.e 51290 sq. ft.) bearing plot Nos. 3 and 4 out of survey no. 726/A/1, Final Plot no. 996/3, of the Town Planning Scheme No.I, Pune, of Navi Peth, Pune – 411030, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune along with the old RCC Building consists of 24 residential flats (hereinafter referred to as the said Property)

- 1) I have investigated the title of the said Property and the following documents on the request of M/s. Prathamesh Constructions, A Partnership concern
 - a) Copy of Deed of Declaration dated 27.09.1976 which is duly registered at the office of Sub Registrar Haveli No. 2 Pune at Serial No. 982/1976 on 27.09.1976
 - b) Copies of Deed of Apartments
 - c) Copy of Commencement Certificate No. 570 dated 29/3/1975,
 - d) Copy of Development Agreement and Power of Attorney both dated 3.03.2021 which are duly registered at the office of Jt. Sub Registrar Haveli No. 2 Pune at Serial No. 4549/2021 and 4550/2021 respectively on 3.03.2021
 - e) Copy of Commencement Certificate bearing No. CC/3624/21 dated 17.02.2022



f) Search report for 30 years from 1992 to 2022

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 the following Owner is clear, marketable and without any encumbrances.

Owner of the said Property

Name of the 24 Flat / Apartment owners of Abhinav Condominium / Abhinav Apartments Association having rights, title and interest in the said portion of the land out of the entire land.

1. Mr. Narendra Arwind Pawar
- 1A. Smt. Shakuntala Arwind Pawar
2. Mr. Prakash Motilal Karnawat
3. Mr. Milind Gopal Kalurkar
4. Mr. Sachin Subhash Nade.
5. Mr. Chandrashekhar Ramchandra Waikar
6. (A) Mr. Rohit Subhash Khatri
(B) Ms. Supriya Subhash Khatri
7. Mr. Prakash Vithal Datar
8. Smt. Jayanti Bhoju Shetty
9. Mr. Parag Ramesh Hardikar
- 10A. Mr. Satish Krishnaji Joshi
- 10B. Dr. Mrs. Sampada Rajendra Patwardhan
- 10C. Sadanand Krishnaji Joshi
- 11A. Mr. Sudhir Sharad Ghungurde
- 11B. Miss. Harshada Sudhir Ghungurde
- 11C. Mast. Chinmay Sudhir Ghungurde
12. Dr. (Miss) Jyotsna Prabhakar Thakare
13. Smt. Kamal Barve
14. Mr. Chetan Shivshankar Umarje
- 14A. Mrs. Sharmila Chetan Umarje
15. Mr. Vyankatesh Pandurang Sambrani
16. Mr. Avinash Malharrao Kakade
17. Mr. Ramadas Acharya
18. Mr. Subodh Sharad Ghungurde
19. Mr. Vikas Shankar Deshpande
20. Mr. Chetan Shivshankar Umarje
21. Mr. Hrishikesh Mukund Soman
22. Mr. Prashant Ramakant Brahme
23. Mr. Ashok Keshav Patki
24. Smt. Ulka Narendra Deshpande



Name of the 12 Bungalow owners of Abhinav Condominium / Abhinav Apartments Association having rights, title and interest in the balance portion of the land out of the entire land

1. Mrs. Vinaya Deshpande
2. Smt. Shobhana Vora
3. Mrs. Ranjana Vasant Dagade
- 3A. Mr. Vasant L. Dagade.
4. Smt. Ratnamala Damame
5. Smt. Kunda Hardikar
- 5a. Mrs. Swapna Charudatta Joshi
- 5b. Mr. Mahesh Shashikant Hardikar
- 5c. Mr. Nilesh Shashikant Hardikar
- 6A. Smt. Sunita Kakkar
- 6B. Mrs Bharati Seth
- 6C. Mrs Madhu Bhatia
7. Smt. Vasanthi Shetty
8. Mr. Atmaram G. Kamble
9. Mr. Nemichand Bhalgat
- 9a. Mrs. Kamal Nemichand Bhalgat
10. Mr. Radheyshyam Kasat
- 11A. Mr. Shirish Kshirsagar
- 11B. Mr. Jaydeep Kshirsagar
12. Smt. Anjali Vadalkar

3) The report reflecting the flow of the title of the owners on the said Property is enclosed herewith as annexure.

Encl. Annexure

Date – 04.03.2022

(Mr. Udaykumar R. Kulkarni)

Advocate



Udaykumar R. Kulkarni
Advocate

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FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

- 1) Property Card as on date of application for registration
- 2) Search report for 30 years from 1992 to 2022
- 3) Any other relevant title
- 4) Litigations if any

Date – 04.03.2022

(Udaykumar R. Kulkarni)
Advocate

