

Swapnil Agarwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: adv.swapnilagarwal@gmail.com, Tel.: 09028080607

FORMAT- A
(Circular No.: 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Survey No. 35/6/7A/2 totally admeasuring about 0 H 19 R, at Village Kiwale, within the limits of Dehuroad Cantonment Board, Taluka Haveli, District Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Ace Developers and Promoters and following documents :-

1. Description of the property:

All that piece and parcel of land at Survey No. 35/6/7A/2 totally admeasuring about 0 H 19 R, at Village Kiwale, within the limits of Dehuroad Cantonment Board, Taluka Haveli, District Pune and which land is bounded as follows:

On or towards East : by Survey No. 35 Hissa No. 6/7D
On or towards South : by Survey No. 35 Hissa No. 5A (land of M/s. Krishnarama Properties)
On or towards West : by Dehu Katraj By pass
On or towards North : by Survey No. 35 Hissa No. 6+7B (Sai Kamal Housing Society)

2. Documents of Allotment of Plot:

- 2.1 Sale Deed
- 2.2 Gift Deed
- 2.3 Sale Deed
- 2.4 Power of Attorney
- 2.5 Order
- 2.6 Commencement Certificate
- 2.7 Public Notice
- 2.8 Certificate

3. Search report for 30 years from 1993 till 2022.

4. 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 M/s. Ace Developers and Promoters to the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. Owners of the Land:

The said land belonged to M/s. Ace Developers and Promoters.

6. The report reflecting the flow of the title of the M/s. Ace Developers and Promoters on the said land is enclosed herewith as annexure.

Date:15.01.2022



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1. **FLOW OF TITLE OF THE SAID LAND:**
 - 1.1 That the land at Survey No. 35 Hissa No. 6+7A admeasuring about 00 H 25 R belonged to Mr. Amruta Bala Dangat prior to year 1983.
 - 1.2 That the said Mr. Amruta Bala Dangat died on 06.05.1983 leaving behind him Mr. Chiluram Amruta Gaikwad (son), Mr. Rajaram Amruta Dangat (son), Mr. Parshuram Amruta Dangat (son), Mr. Shrirang Amruta Dangat (son), Mrs. Kaushalya Kanhu Yevale (daughter), Mrs. Alka Suresh Bhondve (daughter), Mrs. Asha Sunil Yevale (daughter) and Mrs. Kanta Dattatray Gade (daughter) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 2586.
 - 1.3 That the said Mr. Rajaram Amruta Dangat forself and as Constituted Attorney of Mr. Chiluram Amruta Dangat, Mr. Parshuram Amruta Dangat, Mr. Shrirang Amruta Dangat, Mrs. Kaushalya Khanu Yevale alias Kausalya Kanhu Yevale, Mrs. Alka Suresh Bhondve, Mrs. Asha Sunil Yevale and Mrs. Kanta Dattatray Gade sold land admeasuring about 00 H 19 R out of Survey No. 35 Hissa No. 6+7A to Mr. Ashok Kartaram Agarwal, Mr. Badriprasad Dulichand Agarwal, Mr. Jagdishprasad Dulichand Agarwal and Mr. Pramod Hemraj Gandhi vide Sale Deed dated 06.06.1988, which is duly registered in the office of Sub registrar Haveli No. 2 at serial No. 8960/1988 (Old No. 8940/1988). In furtherance of same land sold to Mr. Ashok Kartaram Agarwal and others was given Survey No. 35 Hissa No. 6+7A/2 and land retained by aforesaid land owners was given Survey No. 35 Hissa No. 6+7A/1 and accordingly their names were mutated on the 7/12 extract vide Mutation Entry No. 4182.
 - 1.4 That the said Mr. Badriprasad Dulichand Agarwal sold his 1/4th undivided share i.e. land admeasuring about 00 H 04.75 R out of Survey No. 35 Hissa No. 6+7A/2 to Mr. Rajesh Padamlal Agarwal vide Sale Deed dated 27.09.1994, which is duly registered in the office of Sub registrar Haveli No. 5 at serial No. 3683/1995 (old No. 5190/1994) on 08.05.1995. In furtherance of same the name of Mr. Rajesh Padamlal Agarwal was mutated on the 7/12 extract vide Mutation Entry No.5600.
 - 1.5 That the said Mr. Ashok Kartaram alias Ashok Kartarmal Agarwal, Mr. Jagdishprasad Dulichand Agarwal, Mr. Pramod Hemraj Gandhi and Mr. Rajesh Padamlal Agarwal sold the said land to Mrs. Leela Ramgopal Bansal and Mrs. Sangita R Bansal vide Sale Deed dated 27.10.1995, which is duly registered in the office of Sub registrar Haveli No. 5 at serial No. 1220/1996 (old No.8135/1995) on 09.02.1996. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 6427.
 - 1.6 That the said Mrs. Sangita Ramgopal Bansal alias Mrs. Sangita Yogesh Agarwal gifted her 1/2nd undivided share in the said land i.e. land admeasuring about 0 H 09.50 R out of Survey No. 35 Hissa No. 6+7A/2 in favour of Mr. Ramgopal Chotmal Bansal vide Gift Deed dated 15.11.2010, which is duly registered in the office of Sub registrar Haveli No. 14 at serial No. 9846/2010. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 11336.
 - 1.7 That the said Mrs. Leela Ramgopal Bansal and Mr. Ramgopal Chotmal Bansal sold the said land to M/s. Ace Developers and Promoters vide Sale Deed dated 07.09.2021, which is duly registered in the office of sub registrar Haveli No. 21, at serial No. 13886/2021 and Power of Attorney dated 07.09.2021, which is duly registered in the office of sub registrar Haveli No. 21, at serial No. 13887/2021. In furtherance of same its name was mutated on the 7/12 extract vide Mutation Entry No. 14484.

- 1.8 That in the aforesaid manner M/s. Ace Developers and Promoters became absolute owner of said land.

2. OTHER TRANSACTIONS :

Mutation Entry No.	Transaction
3006	That Mr. Chiluram Amruta Dangat availed loan from Bank of India of Rs.4667 by creating charge over the land at Survey No. 35/6+7A and Survey No. 35/9.
4183	That Mr. Chiluram Amruta Dangat repaid the loan of Bank of India and therefore Bank of India released its charge over the land at Survey No. 35/6+7A
12084	That Hon'ble Sub Divisional Officer Pune Sub Division Pune vide Order dated 30.04.2013 bearing No. Jamin/Kaavi/4237(1)2013 recorded remark of 'Dehu Ammunition Depot (Redzone) Restricted Area' in the other rights column of 7/12 extract of Survey No. 35 Part and other Survey Numbers.
13018	That Hon'ble Tahsildar, Haveli, District Pune issued Order dated 02.12.2016 for Correction in Computerized 7/12 extract extract.
14587	That Hon'ble Additional Tahsildar, Pimpri Chinchwad, vide Order dated 09.12.2021 bearing No. HNO/155/SR/592/2021 deleted the remark of 'Dehu Ammunition Depot (Redzone) Restricted Area' from other rights column of 7/12 extract of Survey No. 35/6/7A/2.

3. PUBLIC NOTICE

That Legal Realty LLP issued Public Notice dated 26.07.2021 in daily Prabhat pertaining to said Land. That according to the Certificate dated 12.08.2021 issued by Legal Realty LLP that they have not received any objection to aforesaid Public notice.

4. POSSESSION:

It appears from the documentary records that M/s. Ace Developers and Promoters is having true and legal possession of the said property.

5. SANCTION PLAN :

That the Dehuroad Cantonment Board has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 15.12.2021 bearing no. 10/460/548.

6. N. A. PERMISSION :

That Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune has granted permission for the Non Agricultural use of the said land vide its Order dated 26.11.2021 in case no. Jamin/NA/SR/539/2021.

7. ENCUMBRANCES :

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of M/s. Ace Developers and Promoters to the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

8. **Note -** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date : 15.01.2022



Swat

SWAPNIL AGARWAL
Advocate

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Mobile No. : 0000000000

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.