

NIKTE AND NIKTE

ADVOCATES

Pune : Office No. 201,
Amelia, 2nd Floor, CTS No. 1102/A/6,
Near Hotel Ambassador,
Model Colony, Pune - 411 016.
Contact : 020-25651112
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FORMAT – A

(Circular No. - 28 /2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land and ground bearing Survey No. 135/1/1 its corresponding CTS No. 2311 totally admeasuring 5717.46 Sq. Mtrs., out of which 3 buildings for registration (Wing C, D & E) are being built on plot area of 2318.37 Sq. Mtrs. which is being owned by the promoter M/s. Aryan Housing, situated at revenue village — Pashan, Taluka District—Pune, within the local limits of Pune Municipal Corporation and within the limits of Pune Municipal Corporation (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of M/S. Aryan Housing A regd. Partnership Firm having office at — CTS No. 11, Plot .No A, Amar Avinash Corporate City, Office No. 7, 4th Floor, Bund Garden Road, Above HSBC Bank, Near Inox, Pune — 411001 i.e. the Developer, and following documents i.e.:-

1) Description of the property:

All that piece and parcel of land and ground bearing Survey no. 135/1/1 its corresponding CTS no. 2311 totally admeasuring 5717.46 Sq.Mtrs. situated at revenue village — Pashan, Taluka — Haveli, District — Pune, within the local limits of Pune Municipal Corporation and within the limits of Pune Municipal Corporation and having boundaries is as under:

On or Towards South	S.No+136 Whispering Winds Society
On or Towards North	Property of Ganpat Dalvi and Govind Dalvi out of S.No.13571
On or Towards East	Part of S. No. 135/1/1
On or Towards West	36 mt. D.P. Road

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2) The documents of allotment of plot:

- A. Copy of Sale deed dated 27/09/2022, which is registered at the office of Sub Registrar, Haveli No. 16 (Pune), at Sr. No. 16695/2022.
 - B. Copy of Sale deed dated 26/12/2020, which is registered at the office of Sub Registrar, Haveli No. 16 (Pune), at Sr. No. 14208/2020.
 - C. Copy of Development Agreement dated 18/04/2023, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 9175/2023.
 - D. Copy of Power of Attorney dated 18/04/2023, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 9341/2023.
- 3) 7/12 extract or property card issued by TALATHI, PASHAN dated 22/8/2023 and mutation entry no.7069.
- 4) Search report for 30 years from 1993 till 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 **M/s. Aryan Housing** is clear, marketable and without any encumbrances.

Owners of the land -

- (1) M/s. Aryan Housing, S. No. 135/1/1, CTS No 2311.
- (2) Chintaman Shripati Dalvi, S. No. 135/1/1, CTS No 2311.
- (3) Suman Chintaman Dalvi, S. No. 135/1/1, CTS No 2311.
- (4) Madhukar Chintaman Dalvi, S. No. 135/1/1, CTS No 2311.
- (5) Poonam Madhukar Dalvi, S. No. 135/1/1, CTS No 2311.
- (6) Atharva Madhukar Dalvi, S. No. 135/1/1, CTS No 2311.
- (7) Sachin Chintaman Dalvi, S. No. 135/1/1, CTS No 2311.
- (8) Laxmi Sachin Dalvi, S. No. 135/1/1, CTS No 2311.

Area of Land purchased by Promoter = 3717.46 Sq.Mtrs.

Area of Land given for development by Landowner = 2000 Sq.Mtrs.

TOTAL AREA = 5717.46 Sq.Mtrs.

Note - 3 buildings put up for RERA Registration (Wing C, D & E) are being

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built on plot area of 2318.37 Sq. Mtrs. which is being owned by the promoter M/s. Aryan Housing.

Qualifying comments/remarks if any – The said Owners have clear and marketable title, pertaining to the said Land and Developers have exclusive right to develop the said Land.

3/- The report reflecting the flow of the title of the **M/s. Aryan Housing** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:

Shihon
Advocate.

(Stamp)



