

Pande & Associates

Advocates

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208, Parmar Chambers, 2nd Floor, Sadhu Vaswani Chowk,
Pune - 411 001. Tel.: 26127656

FORMAT 'A'

(Circular No.28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 64 Survey No. 7 & 8 situated at Mouje Bavdhan Taluka Mulshi, District Pune, (hereinafter referred as "the said plot"). Within the limits of Pune Municipal Corporation.

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e. :- **M/s. Manisha Constructions, A Partnership Firm registered under Indian Partnership Act, Through its Partner Mr. Rajan Harakchand Khinvasara.**

1) Description of the property.

All that piece and parcel of the property Plot No – 64 having Area about 2494. 70 sq. mtrs. along with the RCC Construction admeasuring 237 sq. mtrs. out of S. No. – 7 and 8 situated at Mouje Bavdhan Khurd, Taluka Mulshi, Dist. Pune, which is within the limits of Pune Municipal Corporation, Pune, and within the jurisdiction of Sub-Registrar, Taluka Haveli, District Pune and is bounded as under –

On and towards North – By Colony Road

On and towards South – By Govt. Land

On and towards East – By Govt. Land

On and towards West – By Plot No. - 36

2) The documents of allotment of plot. – 7/12 extract of the property

3) 7 /12 extract or property card issued by Talathi, Bavdhan dated 07/12/2023, mutation entry No.5816

4) Search report for 30 years from 1994 till 2024.

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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet) – M/s. Manisha Constructions

- The Copy of Agreement and Power of Attorney dtd 06-04-1989.
- The Copy of Will executed on 31-10-1989.
- The Copy of ULC Orders and NA Orders
- The Copy of Sale Deed dated 12-06-2015
- The Copy of Confirmation Deed dated 23-12-2015
- Commencement Certificate No.CC/1363/21 dated 20/08/2021.
- Sanction Layout Commencement No.CC/1405/23 dated 14/09/2023.
- Commencement Certificate No.CC/2672/23 dated 24.01.2024

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Owners of the land - **Manish Constructions, Registered Partnership Firm**, through its Partner **Mr. Rajan Harakchand Khinvasara**, having Office address at - 4th.Floor, **Mariplex Parking Plaza, Kalyani Nagar, Pune - 14**

() Qualifying comments/remarks if any Nil

g/- The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure. - **M/s. Manisha Constructions, A Partnership Firm registered under Indian Partnership Act, Through its Partner Mr. Rajan Harakchand Khinvasara.**

Pune

Dated - 22/02/2024


Jayant V. Pande
Advocate

Encl : Annexure.

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FLOW OF THE TITLE OF THE SAID LAND.

The Property being Plot No.64 S.No.7 & 8 situated at Village Bavdhan Khud, Tal. Mulshi, within limits of Pune Municipal Corporation was owned by late Mr. Dattatrya Shridhar Joshi, which was recorded in his name by mutation entry No.1242.

Mr. Dattatraya Shirdhar Joshi, entered into an Agreement with irrevocable power of attorney dated 06/04/1989 with M/s. Manisha Constructions, Pune, as per the Order of the Urban Land & Ceiling authority the land was declared surplus and exemption was granted u/s 20 of ULC Act.

The building plan was initially sanctioned on 29/08/1991 and NA order was granted on 13/11/1996.

Mr. Dattatraya Shridhar Joshi died on 03/02/1994 and his widow Sushila Dattatraya Joshi died on 20/01/2000 names of the leaving behind his son Ashok and three daughters Vijaya, Sharada & Lalita. As per the last Will executed by Shri D.S. Joshi the property was bequeath to Mr. Ashok Dattatraya Joshi with a right to receive balance consideration from Promoter i.e. Manisha Construction. A Sale Deed has been executed in favour of Manisha Construction a partnership firm through its Partner Mr. Rajan Harakchand Khinvasara, on 12/06/2015, through the POA holder Mr. Rajan Harakchand Khinvasara which is registered at the Office of Sub Registrar, Haveli No.23, at Sr.No.4649/2015.

Mr. Ashok Dattatraya Joshi also executed a confirmation and indemnity bond in favour of Manisha Construction on 22/12/2015, registered at the Office of Sub Registrar, Haveli No.23, dated 23/12/2015 at Sr.No.10449/2015. The name of Manisha Construction has been recorded in 7/12 extract by mutation entry No.5816, since then the property is owned and possessed by M/s. Manisha Construction, who have obtained sanction to the building plan vide CC No.1363/21 dated 20/08/2021, Layout of Building + proposed Building CC/1405/23 dated 14/09/2023, which has been revised by CC No.2672/23 dated 24/01/2024.

Perused.

Sr.No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry No. 5816
- 3) Search report for 30 years from Taken from Sub-Registrar' office at – Tal. Maval, Dist. Pune,
by Adv. Tejashree Padmanabhi
- 4) Any other relevant title. Nil
- 5) Litigations if any. Nil

Date: 22/02/2024


Jayant V. Pande
Advocate