

**JILANI PIRJADE**

ADVOCATE

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**ANSHUL ABHISHEK**

ADVOCATE

☎ 9801980407 / 9145269645

Date: 01st March 2025

**LEGAL TITLE REPORT**

**Subject:** Title clearance Certificate with respect to plot bearing;

All the piece & parcel of land bearing Survey No. 8, Hissa No. 1A/1, admeasuring 00 Hectare 19.5 Ares out of land admeasuring about 00H 34 Ares assessed at Rate 00Rs. 51 Paise, out of total land admeasuring about 00H 91 Ares assessed at Rs. 00Rs. 80 Paise which is situated at Village: Autade Handewadi, Taluka: Haveli, District; Pune,

...Hereinafter called & referred to as the "**SAID LAND PROPERTY/ Said Land Premises**"

1. I have investigated the title of the said plots on the request of my client M/s. Elite Property and following documents of said Property;
  - a. 7/12 extract, Farefar extract of said Property issued by concern authorities.
  - b. Sale Deed of the present owners & erstwhile owners.
  - c. Photocopy of the Zone Certificate.
  - d. Photocopy of the Sale deeds & Power of Attorneys
  - e. All 7/ 12 Extract and mutation entries from year 1994 to 2024.
2. That my client had instructed me to take the Search of the above-mentioned land property. Initially i.e. from 1994, I was instructed to take search of the said Land property for a period of **30 years i.e. from the year 1994 to year 2024**. Hence, I took the search of the records maintained under Sub-Registrar, Office, Pune for the purpose of verifying whether any document/ Entries in records pertaining to



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the said land premises has been registered by any person, for the aforesaid period of 30 years.

3. I have made the application for the Search on **30<sup>th</sup> October 2024**. I paid the necessary charges for taking the Search and have been issued a challan bearing **GRN No. MH010526075202425P** dated **30<sup>th</sup> October 2024** (*the said challan has been annexed hereto*).
4. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of the **Elite Property through its Partner viz. Mr. Mohit Ramesh Chhabria** is clear, marketable & without any encumbrances. That **Elite Property through its Partner Mr. Mohit Ramesh Chhabriaa** is the absolute & lawful owner of the said land premises.
5. The report reflecting the flow of the title of the **Elite Property through its Partner viz. Mohit Ramesh Chhabria** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 01/03/2025  
Pune



ANSHUL ABHISHEK  
Advocate



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Date: 01st March 2025

**ANNEXURE**

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

All the piece & parcel of land bearing Survey No. 8, Hissa No. 1A/1, admeasuring 00 Hectare 19.5 Ares out of land admeasuring about 00H 34 Ares assessed at Rate 00Rs. 51 Paise, out of total land admeasuring about 00H 91 Ares assessed at Rs. 00Rs. 80 Paise which is situated at Village: Autade Handewadi, Taluka: Haveli, District; Pune which is bounded as under;

On or towards East : By Road & Remaining Portion of Land S. No. 8(Part)

On or towards South : By Land owned by the Mata Developers herein from and out of S. No. 8 (Part)

On or towards West : By Road & Survey No. 8(Part)

On or towards North: By land owned by the Infinity Real Estate from & out of the land bearing S. No. 8(Part)

**A. In respect of land bearing Survey No. 8 Hissa No. 1A/ 1, total Area 00 Hectare 05 Ares at Village Autade Handewadi, Taluka Haveli, Dist: Pune.**

- i. It transpires that, Mr. Mohan Baburao Chavan was absolute & lawful owner of the Said Property and well seized and possessed of or otherwise well and sufficiently entitled to said land.
- ii. It further transpires that, Mr. Mohan Baburao Chavan accordingly his name was mutated on 7/ 12 extract of the said Property vide Mutation Entry No. 1327 being the owner and possessor of the Said Property;
- iii. It further transpires that, Mr. Mohan Baburao Chavan thereafter executed Sale Deed in respect of the Said Property in favor of M/s. Khushalani

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Developers Pvt. Ltd. which is registered in the Office Sub-Registrar Haveli No. 12 at Sr. no. 5479/2010 and thereby assigned ownership rights in respect of the said property to said M/s. Khushalani Developers Pvt. Ltd. Thereafter name of M/s. Khushalani Developers Pvt. Ltd.

**B. In respect of land bearing Survey No. 8 Hissa No. 1A/ 1, total Area 00 Hectare 06 Ares at Village Autade Handewadi, Taluka Haveli, Dist: Pune.**

- j. It transpires that, Mr. Ranjeet Rajendra Rathod was absolute & lawful owner of the Said Property and well seized and possessed of or otherwise well and sufficiently entitled to said land.
- iv. It further transpires that, Mr. Ranjeet Rajendra Rathod accordingly his name was mutated on 7/ 12 extract of the said Property vide Mutation Entry No. 1329 being the owner and possessor of the Said Property;
- v. It further transpires that, Mr. Ranjeet Rajendra Rathod thereafter executed Sale Deed in respect of the Said Property in favor of M/s. Khushalani Developers Pvt. Ltd. which is registered in the Office Sub-Registrar Haveli No. 12 at Sr. no. 5479/2010 and thereby assigned ownership rights in respect of the said property to said M/s. Khushalani Developers Pvt. Ltd. Thereafter name of M/s. Khushalani Developers Pvt. Ltd.

**C. In respect of land bearing Survey No. 8 Hissa No. 1A/ 1, total Area 00 Hectare 12 Ares at Village Autade Handewadi, Taluka Haveli, Dist: Pune.**

- k. It transpires that, Mr. Ravi Sardar Binawat was absolute & lawful owner of the Said Property and well seized and possessed of or otherwise well and sufficiently entitled to said land.
- vi. It further transpires that, Mr. Ravi Sardar Binawat accordingly his name was mutated on 7/ 12 extract of the said Property-I vide Mutation Entry No. 1327 being the owner and possessor of the Said Property;

vii. It further transpires that, Mr. Ravi Sardar Binawat thereafter executed Sale Deed in respect of the Said Property in favor of M/s. Khushalani Developers Pvt. Ltd. which is registered in the Office Sub-Registrar Haveli No. 12 at Sr. no. 5479/2010 and thereby assigned ownership rights in respect of the said property to said M/s. Khushalani Developers Pvt. Ltd. Thereafter name of M/s. Khushalani Developers Pvt. Ltd.

**D. In respect of land bearing Survey No. 8 Hissa No. 1A/ 1, total Area 00 Hectare 04 Ares at Village Autade Handewadi, Taluka Haveli, Dist: Pune.**

l. It transpires that, Mr. Jeetmal Chabu Binawat was absolute & lawful owner of the Said Property and well seized and possessed of or otherwise well and sufficiently entitled to said land.

viii. It further transpires that, Mr. Jeetmal Chabu Binawat accordingly his name was mutated on 7/ 12 extract of the said Property-I vide Mutation Entry No. 3328 being the owner and possessor of the Said Property;

ix. It further transpires that, Mr. Jeetmal Chabu Binawat thereafter executed Sale Deed in respect of the Said Property in favor of M/s. Khushalani Developers Pvt. Ltd. which is registered in the Office Sub-Registrar Haveli No. 12 at Sr. no. 6327/2009 and thereby assigned ownership rights in respect of the said property to said M/s. Khushalani Developers Pvt. Ltd. Thereafter name of M/s. Khushalani Developers Pvt. Ltd.

**E. In respect of land bearing Survey No. 8 Hissa No. 1A/ 1, total Area 00 Hectare 07 Ares at Village Autade Handewadi, Taluka Haveli, Dist: Pune.**

That M/s. Khushalani Developers purchaser the said land by executing Sale Deed and got mutated his name in 7/12 extract by Mutation Entry No. 3014 as the lawful & absolute owner of the said land.

F. It transpires that, accordingly Khushalani Developers Pvt. Ltd., through its Authorized Director Mr. Vashdev Bachomal Khushalani is well seized and possessed and absolute owner of the said property totally admeasuring 00

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Hectare, 34 Ares by mutation entry No. 3014. That Khushalani Developers Pvt. Ltd., through its Authorized Director Mr. Vashdev Bachomal Khushalani sold/ transferred the said land property admeasuring about 00H 19.5 Ares out of total land admeasuring about 00H 34 Ares in favour of **Elite Property through its Partner viz. Mohit Ramesh Chhabria** by executing Sale Deed dated 04.07.2024 which was duly registered on 08.07.2024 before Sub-Registrar Office Haveli No. 12, Pune at Serial No. 14334/2024. As such **Elite Property through its Partner viz. Mohit Ramesh Chhabria** lawful owner & is having right title & interest in the said land premises.

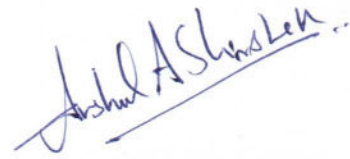
**Conclusion:**

That, after perusing all the document & after taking search, I have not found any other documents, deed, agreement, etc. creating any kind of charge, encumbrances, and alienation of whatsoever kind; registered in Sub-Registrar offices, Haveli, Pune relating to the said land property. I found that said property is of clear & marketable title. As such, I found that, **Elite Property through its Partner viz. Mohit Ramesh Chhabria** seems to be the absolute & lawful owner & having right, title & interest in the said land property mentioned hereinabove.

Litigations (if any): NIL

Pune

Date : 01/03/2025



**ANSHUL ABHISHEK**

**Advocate**

