

Ref. No. : CMP/VDA/Rera-11/2025

Date : August 25, 2025

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

To  
MahaRERA

**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to Private Plot No. 1 area 574 sq. mtrs. corresponding CTS No. 2243/11, Private Plot No. 2 area 420 sq. mtrs. corresponding CTS No. 2243/11 & Private Plot No. 3 area 420 sq. mtrs. corresponding CTS No. 2243/12 (former S. No. 163/2B/1) all lands situate at Village Yerwada, within the limits of Pune Municipal Corporation, District Pune. (hereinafter referred as the said plot" ).

I have investigated the title of the said plot on the request of Owner and following documents i.e. :-

- 1) Description of the property.  
All that piece and parcel of land
  - (a) Private Plot No. 1 area 574 sq. mtrs. corresponding CTS No. 2243/11
  - (b) Private Plot No. 2 area 420 sq. mtrs. corresponding CTS No. 2243/11
  - (c) Private Plot No. 3 area 420 sq. mtrs. corresponding CTS No. 2243/12  
(former S. No. 163/2B/1) all lands situate at Village Yerwada, within the limits of Pune Municipal Corporation, District Pune.
- 2) The documents of allotment of plot.
  - i. Sale Deed dated 10/7/2024 registration No. 13812/2024 at Sub Registrar, Haveli No. 6. (For Private Plot Nos. 1 and 2)
  - ii. Sale Deed dated 20/1/2025 registration No. 1641/2025 at Sub Registrar, Haveli No. 8. (For Private Plot No. 3)
- 3) Property card extract CTS No. 2243, No. 2243/11 dated 22/8/2024 and No. 2243/12 dated 19/3/2025, mutation entry Nos. 2265, 2266, 2755, 2758, 2759, 3415, 3416, 3459, 4675, 4676 and 5796 all for 7 x 12 extracts AND Mutation Entry No. 1410 for property card extracts.
- 4) Search report for 30 years from 1996 till 31/03/2025.

*W. D. Abhyankar*

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 Owner is clear, marketable and without any encumbrances.

(1) Owner of the Plot

<b>CTS No.</b>	<b>Total Area</b>	<b>Owner's holding</b>	<b>Owner</b>
	sq. mtrs.	sq. mtrs.	
2243/11	3252	994 }	Mr. Jiwaram Magaji Choudhary
2243/12	420	420 }	

(2) Qualifying comments/remarks if any as enumerated in the reports enclosed herewith as Annexures.

The report reflecting the flow of the title of the Owners on the said Land is enclosed herewith as annexures.



(V. D. Abhyankar)  
Advocate

**V. D. ABHYANKAR**  
M.A.,LL.B, Advocate  
(Reg. No. MAH 341/1982)  
Flat No. 18, Amit Tower, Bibwewadi,  
Pune - 411037 Mob. 9422321414

Encl : Annexure

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

Sr. No.

- 1) Property card extract CTS No. 2243, No. 2243/11 dated 22/8/2024 and No. 2243/12 dated 19/3/2025.
- 2) Mutation Entry Nos. 2265, 2266, 2755, 2758, 2759, 3415, 3416, 3459, 4675, 4676 and 5796 all for 7 x 12 extracts AND Mutation Entry No. 1410 for property card extracts;
- 3) Search report for 30 years of the said lands comprising for the period from 1996 to 2001 was carried at the Office of Sub Registrar, Haveli No. 8 and for the period from 01/1/2002 to 31/3/2025 search was conducted of on-line entries available on the web-site of igrmahrashtra.gov.in Also, few xerox copies of documents pertaining to the said lands have been perused.
- 4) Any other relevant title.
  - (a) Common for all the lands :-
    - (i) Letter No. KV/449/2022 dated 25/3/2022 from Tahsildar, Records Office, Pune City;
    - (ii) Zone Certificate No. ZC2021183103215142 dated 18/03/2024 issued by PMC;
    - (iii) Demarcation Certificates No. 3313/2023 dated 04/12/2023 and No. 3314 dated 05/12/2023 from City Survey Officer No. 2, Pune
  - (b) Specifically for concerned initial private plot :-
    - (i) 7 x 12 extracts of S. No. 163/2B from 1975-76 to 1992-93, from 1996-97 to 2009-10, from 2010-11 to 2015-16 and for the year 2019-2020;
    - (ii) 7 x 12 extracts of S. No. 163/2B/1 from 2010-11 to 2015-16 and for the year 2019-2020;
    - (iii) Property Card Extract of CTS No. 2243/12 dated 08/4/2020;
  - (c) For Private Plot No. 1 –
    - (1) Sale Deed dated 04/09/1980 Registration No. 3551/1980 at Sub-Registrar Haveli No. 2,
    - (2) Deed of Sale dated 24/06/2003 Registration No. 2642/2003 at Sub-Registrar Haveli No. 8;
    - (3) Acknowledgment No. ULC/D-1/T-12/SR-13/03 dated 23/4/2003 issued by Deputy Collector and Competent Authority No. 3, Pune,
    - (4) Sale Deed dated 10/7/2024 Registration No. 13812/2024 at Sub Registrar, Haveli No. 6,

*W.L. Rao*

- (5) General Power of Attorney dated 10/7/2024 Registration No. 13814/2024 at Sub Registrar, Haveli No. 6,  
(6) M. E. No.2435 dated 11/8/2024.
  - (d) For Private Plot No. 2 –
    - (1) Sale Deed dated 16/04/1984 Registration No. 8556/1985 at Sub-Registrar Haveli No. 2,
    - (2) Indenture of Sale dated 17/05/1980 Registration No. 3123/1980 at Sub-Registrar Haveli No. 2,
    - (3) Sale Deed dated 24/06/2003 Registration No. 2641/2003 at Sub-Registrar Haveli No. 8;
    - (4) Acknowledgment No. ULC/D-1/T-12/SR-64/03 dated 23/4/2003 issued by Deputy Collector and Competent Authority No. 3, Pune,
    - (5) Sale Deed dated 10/7/2024 Registration No. 13812/2024 at Sub Registrar, Haveli No. 6,
    - (6) General Power of Attorney dated 10/7/2024 Registration No. 13814/2024 at Sub Registrar, Haveli No. 6 and
    - (7) M. E. No.2435 dated 11/8/2024.
  - (e) For Private Plot No. 3 –
    - (1) Sale Deed dated 09/06/1980 Registration No. 2391/1980 at Sub Registrar Haveli No. 2 and
    - (2) Sale Deed dated 05/01/1995 Registration No. 42/1995 at Sub-Registrar Haveli No. 8,
    - (3) Sale Deed dated 20/1/2025 Registration No. 1641/2025 at Sub Registrar, Haveli No. 8,
    - (4) General Power of Attorney dated 20/1/2025 Registration No. 1642/2025 at Sub Registrar, Haveli No. 8,
    - (5) Release Deed dated 20/1/2025 Registration No. 1640/2025 at Sub Registrar, Haveli No. 8 and
    - (6) M. E. No. 2581 dated 19/3/2025.
- 5) Litigations if any. - **Nil**  
I have been informed by the client that no litigation is pending in respect of the said property in any Court of Law.



(V. D. Abhyankar)  
Advocate

Date: August 25, 2025

**V. D. ABHYANKAR**  
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