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 admeasuring about 10.50R out of Survey No. 40/1/4/2A/3, at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation, 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 Properties and following documents :-

1. **Description of the property:**

All that piece and parcel of land admeasuring about 10.50R out of Survey No. 40/1/4/2A/3, at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune and which land is bounded as follows:
On or towards East : By Saudagar Garden Co Operative Housing Society
On or towards South : By land bearing Survey No. 40/2A/2
On or towards West : By 15 mtr wide Road
On or towards North : By Remaining land out of Survey No. 40/1/4/2A/3.

2. **Documents of Allotment of Plot:**

2.1 General Power of Attorney
2.2 Sale Deed
2.3 Power of Attorney
2.4 Revised Commencement Certificate

3. Search report for 30 years from 1992 till 2021.

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 Properties 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 Properties.

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

Date:17.09.2021.

SWAPNIL AGARWAL ADVOCATE

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1. FLOW OF TITLE OF THE SAID LAND:

1.1 That land bearing Survey No. 40/1/4/2A admeasuring about 55.3R belonged to Mr. Bhagvan Sadhu Taras prior to the year 1968.

1.2 That Mr. Sahadu Bapu Taras and Mr. Bhagvan Sadhu Taras were tenant cultivating the land bearing Survey No. 40/1/4/2A admeasuring about 55.3R . That under the provisions of Section 32G of Bombay Tenancy and Agricultural Lands Act, 1948 inquiry was held and Mr. Sahadu Bapu Taras and Mr. Bhagvan Sadhu Taras were inter alia given an opportunity to purchase the said land. That the said Mr. Sahadu Bapu Taras and Mr. Bhagvan Sadhu Taras purchased the land at Survey No. 40/1/4/2A admeasuring about 55.3R and accordingly Certificate under Section 32M of Bombay Tenancy and Agricultural Lands Act, 1948 was issued in favour of Mr. Sahadu Bapu Taras and Mr. Bhagvan Sadhu Taras. In furtherance of the same his name was recorded on the 7/12 extract vide Mutation Entry No. 2075, with the restriction of section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 that the tenure of the land cannot be alienated without prior permission of the Collector.

1.3 That thereafter the said Mr. Bhagvan Sadhu Taras died leaving behind Mr. Tanaji Bhagvan Taras, Mr. Subhash Bhagvan Taras, Mr. Sudam Bhagvan Taras, Mrs. Chindabai Baghavan Taras, Mrs. Nandabai Bhagavan Taras, Mr. Pandurang Sahadu Taras, Mr. Kondiba Sahadu Taras, Mrs. Sitabai Sahadu Taras and Mrs. Savitribai Bhagvan Taras as his legal heirs. In furtherance of the same Mr. Tanaji Bhagvan Taras name as HUF for 5Anna 4Paise, Mr. Pandurang Sahadu Taras for 5Anna 4Paisa and Mr. Kondiba Sahadu Taras for 5Anna 4Paise names were mutated on 7/12 extract vide Mutation Entry No. 1913. However Mr. Tanaji Bhagvan Taras and Mr. Kondiba Sahadu Taras are not made party to further transactions.

1.4 That thereafter the said Mr. Tanaji Bhagvan Taras and Mr. Kondiba Sahadu Taras sold land admeasuring about 10.66R out of Survey No. 40/1/4/2A to Mr. Malhari Namdev Nanavare vide Sale Deed dated 25.08.1980. In furtherance of the same land sold to Mr. Malhari Namdev Nanavare was given Survey No. 40/1/4/21/2 and land retained by land owner was given Survey No. 40/1/4/2A/1 and accordingly their names were mutated on 7/12 extract vide Mutation Entry No. 2100.

1.5 That thereafter the said Mr. Pandurang Sahadu Taras made an application to the Hon'ble Collector under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 for permission to transfer the land at Survey No. 40/1/4/2A/1 admeasuring about 14R. That the Hon'ble Collector granted permission under Section 43, vide its Order dated 18.01.1988 for transferring the land at Survey No. 40/1/4/2A/1 admeasuring about 14R in favour of Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale.

1.6 That thereafter the said Mr. Pandurang Sahadu Taras with the consent of Mrs. Chandrabhaga Pandurang Taras sold land admeasuring about 14R out of Survey No. 40/1/4/2A/1 to Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale vide Sale Deed dated 29.02.1988. In furtherance of the same land sold to Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale was given Survey No. 40/1/4/21/3 and land retained by land owner was given Survey No. 40/1/4/2A/1 and accordingly their names were mutated on 7/12 extract vide Mutation Entry No. 3112.

1.7 That thereafter the said Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale sold land admeasuring about 3.5R out of 40/1/4/2A/3 to Mr. Nitin Pandit Mahale vide Sale Deed dated 15.02.2005, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial

No. 7373/2005. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 9406.

1.8 That according to Mutation Entry No. 12084 Dehu Amunation Depo (Red Zone) remark was mutated on 7/12 extract.

1.9 That thereafter the said Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale inter alia authorized Mr. Sanjay Madhav Kajale and Mr. Rajendra Jankiram Kajale to transfer the land at Survey No. 40/4/2A/3 admeasuring about 10.5R vide General Power of Attorney dated 15.10.2019, which is duly registered in the office of Sub Registrar Sangamner 2, at Serial No. 4282/2019.

1.10 That the said Mrs. Indumati Janaki Kajale and Mrs. Narmadabai Madav Kajale with the consent of Mr. Madhukar Gajanan Mahale sold the said land to M/s. Ace Properties vide Sale Deed dated 20.12.2019, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13478/2019 and Power of Attorney dated 20.12.2019, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13479/2019. In furtherance of the same its name was mutated on 7/12 extract vide Mutation Entry No.13908.

1.11 That in the aforesaid manner the said M/s. Ace Properties became the owner of the aforesaid land.

2. **POSSESSION:**

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

3. **SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 12.11.2020 bearing No. B.P./Kiwale/46/2020 and Revised Commencement Certificate dated 02.08.2021 bearing No. B.P./Kiwale/50/2021.

4. **N. A. PERMISSION:**

Not Verified

5. **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 Properties to the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. **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 : 17.09.2021

SWAPNIL AGARWAL ADVOCATE

SWAPNIL AGARWAL
Advocate

CHALLAN

MTR Form Number-6

GRN MH006356339202122E	BARCODE	Date 17/09/2021-17:41:40	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADVOCATE SWAPNIL AGARWAL
Location PUNE			
Year 2021-2022 One Time		Flat/Block No. Premises/Building	SURVEY NO. 40
Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	KIWALE
		Area/Locality	HAVELI PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH FOR 30 YEARS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021091736322	CKR4519146
Cheque/DD No.		Bank Date	RBI Date	17/09/2021-17:24:43	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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