

# Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,  
MaharERA

**LEGAL TITLE REPORT**

**Subject:** Title clearance certificate with respect land admeasuring about 6000 sq. mtr. out of Survey No. 315/1B/2/2, at village Lohegaon, Taluka Haveli, within the limits of Pune Municipal Corporation, District Pune.

I have investigated the title of the said land on the request of M/s. Krushnarang Group and following documents:

**1. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land admeasuring about 6000 sq. mtr. out of Survey No. 315/1B/2/2, at village Lohegaon, Taluka Haveli, within the limits of Pune Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By Property of Mr. Govind Kaluram Gawade  
On or towards South : By Lohgaon - D. Y. Patil College Road  
On or towards West : By Property of Ankush Dhondiba Mojhe and others  
On or towards North : By remaining land of Sr. No. 315 and Property of Balasaheb Mojhe

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

**2. DOCUMENTS OF ALLOTMENT OF SAID LAND:**

- 2.1 Sale Deed
- 2.2 Release Deed
- 2.3 Development Agreement
- 2.4 Power of Attorney
- 2.5 Public Notice
- 2.6 No Objection Certificate
- 2.7 Commencement Certificate

**3.** Search report for 30 years from 1993 till 2023.

**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 M/s. Krushnarang Group has acquired development rights of land admeasuring about 6000 sq. mtr. out of Survey No. 315/1B/2/2 i.e. said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

**5. OWNER/PROMOTER OF THE LAND:**

The said land is owned to Mr. Govind Kaluram Gawade and others.

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

Date: 11.04.2023



  
**DINESH GHADGE**  
Advocate  
For Legal Realty LLP

Housiey.com

# Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

### 1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Survey No. 315/1B/2/1 admeasuring about 17 Acres 20 Guntha belonged to Mr. Dilip Sarvottam Lohokare since the year 1967.
- 1.2 That thereafter the said Mr. Dilip Sarvottam Lohokare sold land admeasuring about 07 Acres 20 Guntha out of Survey No. 315/1B/2/1 to Mr. Kaluram Shankar Gawade and Mrs. Kalabai Dhondiba Mojhe vide Sale Deed dated 21.07.1975, which is duly registered in the office of Sub Registrar Haveli No. 1 at Serial No. 1882/1975. In furtherance of the same the land sold to Mr. Kaluram Shankar Gawade and Mrs. Kalabai Dhondiba Mojhe was given New Survey No. 315/1B/2/2 and the land retained by the aforesaid land owners was given Survey No. 315/1B/2/1. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 9030.
- 1.3 That thereafter the said Mr. Kaluram Shankar Gawade died on 08.03.1983 leaving behind Mr. Govind Kaluram Gawade (son), Mr. Gopal Kaluram Gawade (son), Mrs. Alka Babu Kamathe alias Ms. Alka Kaluram Gawade (daughter), Mrs. Ratan Sudam Khandave (daughter), Ms. Mangal Kaluram Gawade (daughter), Ms. Anita Kaluram Gawade (daughter) and Smt. Babubai Kaluram Gawade (widow) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 10288. However, aforesaid Mutation Entry is not provided for my verification.
- 1.4 That thereafter said Mrs. Alka Babu Kamathe alias Ms. Alka Kaluram Gawade, Mrs. Ratan Sudam alias Shivram Khandave alias Ms. Ratan Kaluram Gawade, Mrs. Mangal Ganpat Tapkir alias Ms. Mangal Kaluram Gawade, Ms. Anita Kaluram Gawade alias Mrs. Anita Sambhaji Kamathe and Smt. Babubai Kaluram Gawade released their share in the land at Survey No. 315/1B/2/2 alongwith other property in favour of Mr. Govind Kaluram Gawade and Mr. Gopal alias Balu Kaluram Gawade, vide Release Deed dated 20.06.2015, which is duly registered in the office of Sub Registrar Haveli No. 10, at Serial No. 6608/2015. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 42149.
- 1.5 That thereafter the said Mr. Govind Kaluram Gawade forself and as natural guardian of Master Vaibhav Govind Gawade, Mrs. Asha Govind Gawade, Mrs. Pooja Kundan Jagdale alias Ms. Pooja Govind Gawade, Mr. Gopal alias Balu Kaluram Gawade forself and as natural guardian of Master Nageshwar and Master Gopal and Mrs. Jayashree Gopal alias Balu Gawade assigned development rights of the said land in favour of M/s. Krushnarang Group vide Development Agreement dated 17.09.2016 which is duly registered in the office of the Sub Registrar Haveli No. 8, at Serial No. 8605/2016 and Power of Attorney dated 17.09.2016 which is duly registered in the office of the Sub Registrar Haveli No. 8, at Serial No. 8606/2016.
- 1.6 That in consideration of aforesaid Development Agreement the said M/s. Krushnarang Group agreed to allot 45% constructed premises to Mr. Govind Kaluram Gawade, Mrs. Asha Govind Gawade, Mr. Gopal alias Balu Kaluram Gawade and Mrs. Jayashree Gopal alias Balu Gawade.
- 1.7 That thereafter partition took place between Mr. Vilas Dhondiba Mojhe and others and confirm the aforesaid Development Agreement dated 17.09.2016 vide Partition Deed dated 24.08.2021 which is duly registered in the office of the Sub Registrar Haveli No. 27, at Serial No. 8741/2021. In furtherance of the same following land came to share of following owners:

Owners	Survey No.	Area
Mr. Ankush Dhondiba Mojhe, Mr. Popat Dhondiba Mojhe, Mr. Dhajaram Dhondiba Mojhe, Mr. Uttam Dhondiba Mojhe, Mr. Dilip Dhondiba Mojhe, Mr. Subhash Dhondiba Mojhe and Mr. Vilas Dhondiba Mojhe	315/1B/2/2	01 H 32 R
Mr. Gopal alias Balu Kaluram Gawade and Mr. Govind Kaluram Gawade	315/1B/2/2	72 R

In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 51903.

- 1.8 That in the aforesaid manner M/s. Krushnarang Group acquired development rights of the said land.

**OTHER TRANSACTION:**

- 1.9 That thereafter the said Mrs. Kalabai Dhondiba Mojhe died on 30.05.2014 leaving behind Mr. Ankush Dhondiba Mojhe (son), Mr. Popat Dhondiba Mojhe (son), Mr. Dhajaram Dhondiba Mojhe (son), Mr. Uttam Dhondiba Mojhe (son), Mr. Dilip Dhondiba Mojhe (son), Mr. Subhash Dhondiba Mojhe (son), Mr. Vilas Dhondiba Mojhe (son), Mrs. Mainabai Ankush Kakade (daughter) & Mrs. Janabai Eknath Shelke (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 41003.
- 1.10 That thereafter said Mrs. Mainabai Ankush Kakade and Mrs. Janabai Eknath Shelke released their share in the land at Survey No. 315/1B/2/2 in favour of Mr. Ankush Dhondiba Mojhe, Mr. Popat Dhondiba Mojhe, Mr. Dhajaram Dhondiba Mojhe, Mr. Uttam Dhondiba Mojhe, Mr. Dilip Dhondiba Mojhe, Mr. Subhash Dhondiba Mojhe and Mr. Vilas Dhondiba Mojhe vide Release Deed dated 20.06.2015, which is duly registered in the office of Sub Registrar Haveli No. 10, at Serial No. 6609/2015. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 42360.
- 1.11 That the said Mr. Ankush Dhondiba Mojhe, Mr. Popat Dhondiba Mojhe, Mr. Dhajaram Dhondiba Mojhe, Mr. Uttam Dhondiba Mojhe, Mr. Dilip Dhondiba Mojhe, Mr. Subhash Dhondiba Mojhe and Mr. Vilas Dhondiba Mojhe sold land admeasuring about 20R out of Survey No. 315/1B/2/2 to Mr. Gopal alias Balu Kaluram Gawade and Mr. Govind Kaluram Gawade vide Sale Deed dated 04.10.2016, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8971/2016. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 51832.

**2. POSSESSION:**

It appears from the documentary records that Mr. Govind Kaluram Gawade and others having true and legal possession of the said property and Present Developer i.e. M/s. Krushnarang Group is having License possession for the purpose of Development of the said property.

**2. PUBLIC NOTICE:**

- 2.1 That Advocate Sachin Chavan Published Public Notice dated 24.05.2016 in daily "Pudhari" newspaper pertaining to said land. That according to the No Objection Certificate dated 14.09.2016, issued by Advocate Sachin Chavan that he has not received any objection to the aforesaid Public Notice
- 2.2 That ADK Associates Published Public Notice dated 28.06.2016 published in daily "Prabhat" newspaper pertaining to said land. That according to the No Objection Certificate dated 15.07.2016, issued by ADK Associates that he has not received any objection to the aforesaid Public Notice.

3. **SANCTION PLAN:**

That the Pune 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 25.05.2022 bearing no. CC/0463/22 and revised Commencement Certificate 31.03.2023 bearing no. CC/3665/22.

3. **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 M/s. Krushnarang Group has acquired development rights of the land admeasuring about 6000 sq. mtr. out of Survey No. 315/1B/2/2 i.e. said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

4. **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: 11.04.2023



*Dinesh Ghadge*  
**DINESH GHADGE**  
Advocate  
For Legal Realty LLP



MH017971792202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Mar 2023	Receipt	Receipt no.: 1112862175
	Name of the Applicant :	LEGAL REALTY LLP
	Details of property of which document has to be searched :	Dist :Pune Village :Lohgaon S.No/CTS No/G.No. : 315
	Period of search :	From :2010 To :2023
	Received Fee :	350
The above mentioned Search fee has been credited to government vide GRN no :MH017971792202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Housiey.com