

FORMAT A
(Circular No. 28/2021)

Date : 10/01/2024

To,
MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Plot No. 571/2/17 admeasuring 3,764.64 sq mtrs from Plot No. 2 of the Sanctioned Lay-Out of Gat No. 571, situated at village Wagholi, Pune

{1} I have investigated the title of the said Land on the request of M/s Yashodha Buildcon, a registered Partnership Firm and the following documents.

1) Description of the Property :

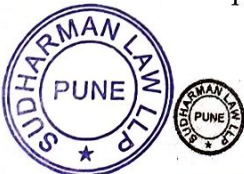
All that piece and parcel of Plot No. 571/2/17 admeasuring 3,764.64 sq mtrs bounded as follows : -

On or towards :

North : Gat No. 571/2/14 to 571/2/16, Gat No. 571/2/18 to 571/2/22 and 12 mtr road
East : Gat No. 571/2/7 to 571/2/11
South : Gat No. 612 to 616
West : Gat No. 571/2/25 to 571/2/29

from Plot No. 2 of the Sanctioned Lay-Out of Gat No. 571, situated at village Wagholi, within the extended local limits of Pune Municipal Corporation and within jurisdiction of Sub-Registrar Haveli alongwith presently allotted FSI of 5,646.96 sq mtrs alongwith unallotted FSI admeasuring 2,823.480 sq mtrs and alongwith Permanent Right of Way through 15 mtr wide Internal Road connecting Pune-Ahmadnagar Highway and 12 mtr wide Internal Road in Plot No. 2 of the sanctioned lay-out of Gat No. 571

Hereinafter referred to as Said Land.



2) The Documents of allotment of Said Land/ Plots :

- a. Release Deed dated 14/02/2005, registered in the Office of Sub-Registrar Haveli No. VII at Sr. No. 1321/2005
- b. Gift Deed dated 31/08/2010, registered in the office of Sub-Registrar Haveli No. XV at Sr. No. 6591/2010
- c. Deemed Conveyance Deed dated 03/06/2020, registered in the Office of Sub-Registrar Haveli No. XXVI at Sr. No. 4990/2020
- d. Deed of Modification dated 25/03/2022, registered in the Office of Sub-Registrar Haveli No. I at Sr. No. 5492/2022
- e. Sale Deed dated 31/03/2022, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 4451/2022
- f. NA Order dated 26/08/2010 by Collector bearing No. PMA/NA/SR/71/09
- g. NA Order dated 25/09/2013 bearing No. PMH/NA/SR/808/11 by Collector, Pune
- h. Revised Order bearing No. PMH/NA/SR.1035/14 dated 16/03/2015 passed by the Collector, Pune
- i. Revised Order bearing No. 553/17-18 dated 29/07/2019 passed by the Pune Metropolitan Region Development Authority
- j. Revised Order bearing No. 514/20-21 dated 16/06/2021 passed by the Pune Metropolitan Region Development Authority
- k. Final Commencement Certificate dated 06/01/2023 bearing No. DP/BHA/HAV/Village Wagholi/Gat No. 571 (Part)/Case No. 702/22-23
- l. Sale Deed dated 27/07/2023, registered in the Office of Sub-Registrar Haveli No. VII at Sr. No. 14208/2023
- m. Commencement Certificate dated 08/01/2024 (Building Plans)

3) Following 7/12 and Property Card Extracts and Mutation Entries

1. 7/12 extracts from the year 1930 to 2023
2. Mutation Entry Nos. 4310, 4319, 4321, 4608, 6098, 7200 of Survey Numbers, and Mutation Entry Nos. 1, 6509, 1185, 1856, 2933, 3152, 4767, 5266, 12563, 17535, 17709, 19683

4) Search Report for 30 years from 1995 till 10/01/2024:

{2} On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Land, I am of the opinion that, the title of M/s Yashodha Buildcon, a registered Partnership Firm




is clean, clear, marketable and without any encumbrances (If any encumbrances please mention in separate sheet)

Owners of Said Land :

- (1) M/s Yashodha Buildcon, a registered Partnership Firm
- (2) **Qualifying comments/ Remarks if Any :** - Owner is in possession of Said Land from date of Purchase, i.e. 27/07/2023
- {3} The Report reflecting the flow of title of the owners and the rights of the developer on the said Land is enclosed herewith as an Annexure.

Date : 10/01/2024

For Sudharman Law LLP


Adv. Prasad A. Jagdale,
Partner



Encl : Annexure



FLOW OF THE TITLE OF THE SAID LAND

1. It is seen from the 7/12 extract of Survey No. 81 for the year 1930-1031 that the same was admeasuring 29 Acres 16 Gunthe and was owned and recorded in name of Mr. Amrutrao Sambhajirao Jadhavrao.
2. It is seen from Mutation Entry No. 4608 dated 09/12/1950 that Mr. Amrutrao Sambhajirao Jadhavrao partitioned various properties between his sons and land at Survey No. 81 came to the share of Mr. Udaysinhrao Amrutrao Jadhavrao.
3. It is seen that name of Abu Govinda Katake was recorded as Tenant vide Mutation Entry No. 4310 dated 10/08/1948, name of hiva Hari Hargude was recorded as Tenant vide Mutation Entry No. 4319 and name of Dagadu Laxman Katake was recorded as Tenant vide Mutation Entry No. 4321 dated 10/08/1948. However names of all the said Tenants are seen to have been removed vide Mutation Entry No. 6098 dated 16/04/1957 as the Tenants were not cultivating the land for more than two years.
4. It is seen that on implementation and Weights and Measurements Act, 1958 and Indian Coinage Act, 1955, the area of Survey No. 81 was recorded to be 11 Hector 90 R.
5. It is seen that on implementation of Consolidation Scheme in the Village Wagholi, land at Survey No. 81 was given Gat No. 571 and name of Mr. Udaysinh Amrutrao Jadhavrao was recorded as owner thereof and effect thereof was given on 7/12 extract vide Mutation Entry No. 1 dated 26/03/1974.
6. It is seen from Mutation Entry No. 1586 dated 14/10/1988 that on the Application and Statement given by Mr. Udaysinh Amrutrao Jadhavrao, Gat No. 571 was recorded in the names of below mentioned persons:



Sr. No.	Name of Owner	Share
1	Mr. Udaysinh Amrutrao Jadhavrao	8 Ane
2	Mr. Ramchandrarao Udaysinh Jadhavrao	2 Ane
3	Mrs. Monika Anil Shitole	2 Ane
4	Mrs. Sumitra Amarsinh Daphale	2 Ane
5	Mrs. Jyotsna Arun Pantoji	2 Ane
Total		16 Ane

7. It is seen that land at Gat No. 571 was mortgaged with Maharashtra State Co-operative Agriculture and Rural Development Bank and name of Mortgagee Bank was recorded in possessory Column and name of owner was recorded in other rights column vide Mutation Entry No. 3152 dated 02/09/1992. It is further seen that further loan was obtained from same Bank by owner and its encumbrance was recorded in other rights column vide Mutation Entry No. 4767 dated 13/12/1996. Names of owners were restored in possessory column and name of Mortgagee Bank and its encumbrance from other rights column was removed vide Mutation Entry No. 1185.
8. It is seen that by Release Deed dated 14/02/2005, registered in the Office of Sub-Registrar Haveli No. VII at Sr. No. 1321/2005, Mrs. Monika Shitole, Mrs. Sumitra Daphale and Mrs. Jyotsna Pantoji, each having 2 Ane share, released the same in favour of Mr. Ramchandra Udaysinh Jadhavrao and names of Releasors were bracketed vide Mutation Entry No. 1856 dated 11/08/2005 and name of Mr. Ramchandra Jadhavrao got recorded for total Ane share.
9. It is seen that by Gift Deed dated 31/08/2010, registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 6591/2010, Mr. Udaysinh Amrutrao Jadhavrao having 8 Ane share in Gat No. 571 transferred the same to Mr. Ramchandra Jadhavrao and effect thereof was given on 7/12 extract vide Mutation Entry No. 6509 dated 15/11/2010.
10. In view of the above, Mr. Ramchandra Udaysinh Jadhavrao became sole and absolute owner of land at Gat No. 571 admeasuring 11 H 90R.
11. It is seen that Mr. Ramchandra Udaysinh Jadhavrao being owner of Gat No. 571 and Proprietor of JKG Developers obtained following NA / Development Permissions: -




- a. Order dated 26/08/2010 passed by the Collector, Pune bearing No. PMA/NA/SR/71/09 sanctioning building plans for residential user on the land admeasuring 1,18,029.48 sq. mtrs. (after deducting the area of 970.52 sq. mtrs. reserved for the road).
 - b. Order dated 25/09/2013 bearing No. PMH/NA/SR/808/11 passed by the Collector, Pune
 - c. Revised Order bearing No. PMH/NA/SR.1035/14 dated 16/03/2015 passed by the Collector, Pune
 - d. Revised Order bearing No. 553/17-18 dated 29/07/2019 passed by the Pune Metropolitan Region Development Authority
 - e. Revised Order bearing No. 514/20-21 dated 16/06/2021 passed by the Pune Metropolitan Region Development Authority
12. It is seen that Planning Authority i.e. the PMRDA granted revised building permission dated 16/06/2021 bearing No. 514/20-21, in respect of the entire land bearing Gat No. 571 admeasuring 11 H 90 R. As per said revised Lay-out, "Plot 2", comprises of 123 open plots of land having residential user (bearing Gat Nos. 571/2/3 to 571/2/125) [with allotted and unallotted FSI and Plinth], Open Space No. 9 admeasuring 502.73 sq. mtrs (Gat No. 571/2/126), Open Space No. 10 admeasuring 257.86 sq. mtrs. (Gat No. 571/2/127), and Internal 9 and 12 mtrs wide Road (included in Gat No. 571/2/128)
13. It is seen that PMRDA has issued Final Commencement Certificate dated 06/01/2023 bearing No. DP/BHA/HAV/Village Wagholi/Gat No. 571 (Part)/Case No. 702/22-23 in respect of Plot No. 2 (area mentioned in said Final Commencement excludes 12 mtr road and part of 9 mtr road in Gat No. 571/2/128) and said Certificate includes said Property, i.e. Plot No. 17.
14. It is seen that effect of said sanctioned Lay-out has been given on 7/12 extract vide Mutation Entry No. 17535 dated 24/02/2022. It is further seen from sanctioned lay-out that Plots have been sanctioned with allotted FSI and Plinth.
15. Sale Deed dated 27/07/2023, registered in the Office of Sub-Registrar Haveli No. VII at Sr. No. 14208/2023, Mr. Ramchandra Udaysinh Jadhavrao, Proprietor of JKG Developers sold Said Property to M/s Yashodha Buildcon, a registered Partnership Firm. Name of M/s Yashodha



Buildcon is recorded on the 7/12 extract of Said Land vide Mutation Entry No. 19683.

16. It is seen that building plans in respect of Said Land have been sanctioned by PMRDA vide Commencement Certificate No. DP/BHA/HAV/Village Wagholi/Gat No. 571/2/17/Case No. 952/23-24/7536 dated 08/01/2024.
17. It is seen that entry regarding Maharashtra Industrial Development Corporation was recorded in other rights column vide Mutation Entry No. 2933 dated 23/04/2007. However, the same was bracketed vide Mutation Entry No. 5266 dated 02/01/2010. It is further seen from Mutation Entry No. 12563 dated 31/05/2017 that reference of Mutation Entry No. 1856 was recorded on 7/12 extract.
18. Search Report From 1994-2023 taken Online and from Sub-Registrar's Office Haveli. We have carried out Search in respect of the Said Property in the Sub-Registration office/s, as well as on website www.igrmaharashtra.gov.in and necessary search fees have been paid and from the available record we did not come across any adverse entry in respect of the Said Property. Many times online search does not reflect all the documents and subject to the same we have carried out search. During physical search, some of the pages of the registers were not available and some registers were in torn condition. Subject to it, we have completed the entire search.
19. On the basis of search and the documents produced before us and documents inspected, as on date and subject to what is stated above, WE CERTIFY that Said Plot is owned by M/s Yashodha Buildcon, a registered Partnership Firm.
20. Any other relevant title: No.
21. Litigations if any : Nil

For Sudharman Law LLP


Adv. Prasad A. Jagdale,
Partner



CHALLAN
MTR Form Number-6



GRN	MH012452475202324P	BARCODE	15/12/2023-15:24:18		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name PHD1..JT DISTT REGISTRAR PUNE URBAN			Full Name	Sucharman Law LLP	
Location PUNE					
Year 2023-2024 One Time			Flat/Block No.		
Account Head Details		Amount in Rs.	Premises/Building		
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			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Seven Hundred Fifty Rupees Only	
Total		750.00	Words		
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Cheque/DD No.			Bank Date	RBI Date	15/12/2023-15:24:45 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. . Date		Not Verified with Scroll

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खरच वसूल 'ट्रान्स ऑफ फंडेड' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणीत न करण्याच्या दस्तावेजासाठी लागू नाही.



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