

**MINAL GADHAVE**

Advocate



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**FORMAT – A**

To,

**MAHARERA**

Pune

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect Gat No: 851 (Old S. No. 121/5)  
00 Hectare 16.95 Aar from out of the total admeasuring area 00 H 33.70  
Aar Situated at village Kasaramboli, Tal- Mulshi, Dis – Pune.**

1. I have investigated the title of the said land on the request of **M/S Sai Asha Infra Edge City Partnership firm registered under Partnership Firm Act, 1932** through its Partner **Mr. Ayush Satish Agarwal** and following documents i.e., :-

**I. DESCRIPTION OF THE PROPERTY**

**ALL THAT PIECE AND PARCEL OF LAND** admeasuring about 00 Hectare 16.95 Aar from out of the total admeasuring total area 00H 33.70 Aar **Gat No. 851, (Old Sr. No. 121/5)** situate at Village Kasaramboli, Tal. Mulshi, Dist. Pune, within the jurisdiction of Sub Registrar, Mulshi (Paud) and within the limits of Gram Panchayat Kasaramboli, Panchayat Samiti Mulshi, Zilla Parishad Pune, and bounded as under:-





On or towards East : Remaining portion of Gat no. 851  
and thereafter internal road and Gat  
no. 847

On or towards South : Gat No. 841 and 842

On or towards West : Gat No. 853 and 841

On or towards North : Gat No. 849, 850 and 852

Hereinafter for the sake of brevity and convenience aforesaid property  
is referred to as "**THE SAID PROPERTY**".

Together with all appurtenances annexed thereto.

**I. The Document of allotment of Plot.**

**II. Xerox copy of 7/12 extract and mutation entries issued by Talathi  
Office.**

**III. Search Report for 30 years from 1993 to 2023.**

On perusal of the above mentioned document and all other relevant  
documents relating to title of the said property, and subject to what is  
stated in my detailed report dated 25/10/2023, I am of the opinion that, as  
per the register sale deed dated 12/11/2020 which is registered in sub  
Registrar Mulshi Sr. No. 13254/2020, a General Irrevocable Power of  
Attorney dated 12/11/2020 in between **M/S Sai Asha Infra Edge City**



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**Partnership firm registered under Partnership Firm Act, 1932  
through its Partner Mr. Ayush Satish Agarwal.**

**VI. OWNER OF THE LAND:**

**M/s. Sai Asha Infra Edge City, through its partner Mr. Ayush Satish Agarwal,  
Gat No. 851 (P), Kasaramboli, Mulshi, Pune.**

**VI. OPINION:**

In view of above facts and circumstances, I hereby give my opinion as  
under:

That from the above said discussion in respect of investigation of title of  
the previous and investigation of certified copy of sale deed executed in  
2020 and present owner over the said property and the search of the said  
property, I am of the opinion that the said schedule property is exclusively  
owned by the present owners and they have prima facie marketable title

*M.S. Gadhave*



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and exclusive possession over the same. Further I am of the opinion that the said property is free from any charge and or encumbrance and comes to conclusion that being absolute owner of said property **M/S Sai Asha Infra Edge City Partnership firm registered under Partnership Firm Act, 1932 through its Partner Mr. Ayush Satish Agarwal.**

Date: - 25/10/2023



  
ADVOCATE

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( MahaRERA Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID PLOT / PROPERTY**

**1. 7/12 Extract as on dated of Application for Registration :**

**On Perusal of 7/12 extract of Gat No. 851 (Old S.No. 121/5) to 7/12 by Talathi Office dated 1993 to 2023**

**2. Search report for 30 years from the year 1993 to 2023 (till date) has been taken from Sub Registrar Office at Mulshi in District Pune.**

**TITLE FLOW FOR A PERIOD MORE THAN LAST 30 YEARS**

**BRIEF HISTORY OF THE SAID PROPERTY:-**

1. By the Sale Deed dated 10/06/1996 the Mr. Dattu Sakhrum Bhilare and others absolutely conveyed area admeasuring total area of land bearing Gat no.851 to in favour of Mr.Hiralala Sharvan Rajput and others. The Sale Deed dated 10/06/1996 is registered in the office of Sub- Registrar Mulshi at Sr.No. 2487/1996. Name of the purchaser is entered in to 7/12 extract of the aforesaid land vide ME.NO.616.
2. By the Sale Deed dated 12/09/2012 the Mr.Hiralala Sharvan Rajput and others. The Sale Deed dated absolutely conveyed area admeasuring total area of land bearing Gat no.851 to in favour of M/S Royal Hill Properties Pvt. Ltd through its partner Mr. Deven Jaysukhlal Shah. The Sale Deed





dated 12/09/2012 is registered in the office of Sub- Registrar Mulshi at Sr.No. 5333/2012 . Name of the purchaser is entered in to 7/12 extract of the aforesaid land.

3. Thereafter M/S Royale Hill Properties Pvt. Ltd. converted itself into an LLP under the name and style of M/s. Royale Hill Properties LLP having partners as (1) Mr. Deven Jaysukhlal Shah (2) Mr. Atit Deven Shah (3) Mr.Vishwanath Eknath Tapkir, vide an LLP Agreement dated 14/03/2016, and all the liabilities, properties and assets of M/s. Royale Hill Properties Pvt. Ltd was transferred and operated by M/s. Royale Hill Properties LLP.
4. Thereafter one of the Partners of M/s. Royale Hill Properties LLP, Mr. Deven Jaysukhlal Shah expired intestate on 13<sup>th</sup> January, 2018, and vide a Supplemental Agreement on change in composition of partner as Supplement to the Original LLP Agreement dated 16<sup>th</sup> March, 2018, all the contribution and capital of the late Mr. Deven Jaysukhlal Shah was transferred to his nominee being one of his legal heir, Mr. Atit Deven Shah.

*M.S. Gadhave*



**AND WHEREAS Mr. Atit Shah and Mr. Vishwanath Eknath Tapkir** are the current partners of M/s. Royale Hill Properties LLP, the Vendor herein.

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5. By the Sale Deed dated 12/11/2020 the M/S Royale Hill Properties LLP absolutely conveyed area admeasuring total area of land bearing Gat no.851 to in favour of **M/S Sai Asha Infra Edge City**, A partnership firm registered under Partnership Firm Act, 1932 through its partner Mr. Ayush Satish Agarwal. The Sale Deed dated 12/11/2020 is registered in the office of Sub- Registrar Mulshi at Sr.No. 13254/2020.
6. Accordingly the name of **M/S Sai Asha Infra Edge City**, entered in to 7/12 extract. A power of attorney For convenience and for giving co-operation to the Second Party as and when required, **Royal hill Properties LLP** executed the General Irrevocable Power of Attorney registered on dated:- 12/11/2020 in favour of **M/S Sai Asha Infra Edge City, (PAN No. – ADYFS7480D)** to do all such acts, deeds, matters and things in connection with the said property at cost, expenses, risks and responsibility.

**PUNE**

**DATE – 25/10/2023**



*M. Gadhave*  
**ADVOCATE**