



**FORMAT -A**  
(CIRCULAR - 28/2021)

**To,**

**Date:**

**MAHARERA**

Housefin Bhava, Plot No. 21, E-Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

**Subject:** All that piece and parcel of property of area admeasuring 00 Hector 16.48 Aar i.e. (1648 square meters) carved out of Survey No. 502/2 and area admeasuring 00 Hector 9.32 Aar i.e. (932 square meters) carved out of Survey No. 503/1/2 i.e. total area of **00 Hector 25.80 Aar i.e. (2580 square meter)** Both Situated at revenue village Charholi Budruk, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

(.....hereinafter referred as **Said Plot / Said Property**)

**I have investigated the title of the said property on the request of M/S. SWASTIK BUILDTECH i.e. promoter & developer of the Said Plot.**

**1. DESCRIPTION OF PROPERTY:**

- A.** All that piece and parcel of land Property admeasuring 00 Hector 16.48 Aar i.e. 1648 Square Meter out of total land area admeasuring 00 Hector 46 Aar + Pothkarabha 00 Hector 14 Aar i.e. 00 Hectors 60 Aar assessed at Rs. 2.25/- at Survey No. 502/2 of revenue village Charholi Budruk, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation.
- B.** All that piece and parcel of land Property admeasuring 00 Hector 9.32 Aar i.e. 932 Square Meter out of total land area admeasuring 01 Hector 67 Aar + Pothkarabha 00 Hector 17 Aar i.e. 01 Hectors 84 Aar assessed at Rs. 11.25/- of Survey No. 503/1/2, of revenue village Charholi Budruk, Taluka Haveli, District Pune and bounded as follows:

On or towards the East : 18 meter wide DP Road;  
On or towards the West : By property of



S. No.502, 503;  
On or towards the North : By Property of S. No. 502;  
On or towards the South : By property of S. No. 503.

.....Hereinafter jointly referred as **Said Plot / Said Property**

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT:**

- 1) Copy of Release Deed was registered in the office of Sub Registrar Haveli No, 14 at Serial No. 2452/2012 on 09/02/2012.
- 2) Copy of Article of Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 2446/2021 on 31/12/2021.
- 3) Copy of Possession Receipt registered in the office of Sub Registrar Haveli No. 5 at Serial No. 11380/2021 on 27/02/2021.
- 4) Copy of Commencement Certificate bearing no. BP/Charholi/129/2022 dated 29/12/2022.
- 5) Copy of Non- Agriculture Order no. Jamin/NA/SR/85/2023 dated 07/02/2023.
- 6) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 14 at Serial No. 14682/2023 on 01/08/2023.
- 7) Copy of Irrevocable Power of Attorney registered in the office of Sub Registrar Haveli No. 14 at Serial No. 14683/2023 on 01/08/2023.

**3. 7/12 extract & Mutation Entries pertaining to Survey No. 502/2 bearing numbers: 5488, 8480, 10723, & 11050.**

**4. 7/12 extract & Mutation Entries pertaining to Survey No. 503/1/2 bearing numbers: 2781, 4404, 4842, 8121, 11050, 15884, & 18136.**

**5. SEARCH REPORT FOR 30 YEARS FROM 1993 TILL 2023:**

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property, I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. **M/S. SWASTIK BUILDTECH** is having all the rights and authority to develop the Said property and further to sell units out of the proposed project.

**Owners of the land:**



Survey Number	Land Area	Name of Owner
502/2	1648 square meters	Mr. Vinayak Ganpat Kalaje, Mr. Ramrao Ganpat Kalje, Mr. Shantaram Ganpat Kalje, Mr. Gulab Ganpat Kalje, Mrs. Kusum Vinayak Kalje, Mr. Siddheshwar Vinayak Kalje, Mr. Parameshwar Vinayak Kalje, Sonali Dipak Dukare, Mrs. Jayashree Shantaram Kalje, Mr. Vishwesghwar Shantaram Kalje, Mrs. Alanka Nilesh Barne, Mrs. Akshada Abhijit Jadhav, Mrs. Rekha Ramrao Kalje, Mr. Someshwar Ramrao Kalje, Smt. Monica Rahul Jagtap, Mrs. Seema Gulab Kalje, Mr. Rameshwar Gulab Kalje, Mrs. Dnyaneshwari Sachin Fand & Jui Gulab Kalje
503/1/2	932 square meters	
<b>2580 square meters</b>		<b>Total Area</b>

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

**6. SEARCH REPORT FOR 30 YEARS TAKEN FROM:**

Sub Registrar offices at Haveli 1, 5, and 14 Pune and online search taken at IGR website.

**7. ANY OTHER RELEVANT TITLE:**

It appears from the above-stated title flow and documents produced before me that; **M/S. SWASTIK BUILDTECH** is having absolute authority to develop the Said Land as per the documents stipulated in the flow of title.

**8. LITIGATION IF ANY: NIL**

Date:

Place: Pune



*Smita*  
25/02/2023

**Adv. SMITA N JADHAV**  
Mrs. SMITA NILESH JADHAV  
Advocate  
Off. Dehu Phata, Alandi Devachi,  
Tal. Khed, Dist. Pune

**FLOW OF TITLE:**

**A. Flow of Title pertaining to Survey No. 502/2**

1. It appears from the record of rights that; the Survey No. 502/2 was previously known as Survey No. 967/2 of village Charoli Budruk and simultaneously, Survey No. 967/2 appears to be owned by Mr. Dhondi Bala Kalje since year 1930-31 till 1963. It further appears from the Mutation Entry No. 10723 that by the notification passed by government of Maharashtra village Charholi Budruk was Sub-divided in new revenue

villages namely Chovisawadi, Wadmukhwadi along with Charholi Budruk and were given separate entities.

2. **M.E. No. 5488:** It appears from Mutation Entry No. 5488 dated 15/02/1963 that, Mr. Dhondiba Bala Kalje departed for heavenly adobe leaving behind his following legal heirs:

- |                            |                           |
|----------------------------|---------------------------|
| a. Bhimaji Bala Kalje      | : Brother                 |
| b. Kaluram Pandurang Kalje | : Son of brother (Nephew) |
| c. Sopana Dhondiba Kalje   | : Son                     |
| d. Popat Dondiba Kalje     | : Son                     |
| e. Tukaram Dhondiba Kalje  | : Son                     |
| f. Mahadu Dondiba Kalje    | : Son                     |
| g. Tanaji Dhondiba Kalje   | : Son                     |
| h. Parvati Daulata Tingare | : Daughter                |
| i. Hirabai Dhondiba Kalje  | : Daughter                |

Accordingly name of Bhimaji Bala Kalje (5 Aane 4 Paise), Kaluram Pandurang Kalje (5 Aane 4 Paise) and Mr. Sopana Dhondiba Kalje (5 Aane 4 Paise) name was recorded as 'Joint Hindu Family Manager in record of rights as owners of the land Survey No. 967/2 as per *Anewari* mentioned herein.

3. **M.E. No. 8480:** It appears from Mutation Entry No.8480 dated 17/10/1973 that, Mr. Bhimaji Bala Kalje departed for heavenly adobe leaving behind his following legal heirs:

- |                                |                |
|--------------------------------|----------------|
| a. Ganpat Bhimaji Kalje        | : Son          |
| b. Narmadabai Narayan Wakadkar | : Daughter     |
| c. Chabubai Sahadu Pabale      | : Daughter     |
| d. Baby Eknath Khandve         | : Daughter     |
| e. Savirabai Bhimaji Kalje     | : Widow (wife) |

Accordingly name of Mr. Ganpat Bhimaji Kalje was entered as Joint Hindu Family Manager on the 7/12 extract of Survey No. 967/2.

4. **M.E. No. 11050:** It appears from Mutation Entry No. 11050 dated 07/11/1996 that, Mr. Ganpat Bhimaji Kalje filed an application for separate *anewari* for his various Property between him and his Sons and accordingly name of Mr. Vinayakrao Ganpat Kalje, Ramrao Ganpat Kalje, Shantaram Ganpat Kalje and Gulab Ganpat Kalje were entered on record of 7/12 extract for Survey No. 502/2 along with Ganpat Bhimaji Kalje and along with following *anewaris*:

- |                            |                  |
|----------------------------|------------------|
| a. Vinayakrao Ganpat Kalje | : 3 Aane 3 Paise |
| b. Ramrao Ganpat Kalje     | : 3 Aane 3 Paise |
| c. Shantaram Ganpat Kalje  | : 3 Aane 2 Paise |
| d. Gulab Ganpat Kalje      | : 3 Aane 2 Paise |
| e. Ganpat Bhimaji Kalje    | : 3 Aane 2Paise  |



**B. Flow of Title pertaining to Survey No. 503/1/2**

1. It appears from Mutation Entry No. 10723 that; the Survey No. 503/1+2 of village Charoli Budruk, was previously known as Survey No. 968/1+2 of village Charoli Budruk. It also appears from the revenue record that by the notification passed by government of Maharashtra village Charholi Budruk was Sub-divided in new revenue village namely Chovisawadi and Wadmukhwadi along with Charholi Budruk and was given separate entities with respect to their Survey numbers.
2. **M.E. No. 2781:** It appears from Mutation Entry No. 2781 that, Mr. Hari Appa Kate was absolute owner and in possession of land Survey No. 968/1 and 968/2 and same was on the record since 1935-36.
3. **M.E. No. 4404:-** It appears from Mutation Entry No. 4404 dated 28/10/1956 that, Mr. Ganpat Bhimaji Kalaje Purchased entire land at Survey No. 968/1 and 968/2 from Mr. Haribhau Appaji Kate vide Sale Deed dated 13/08/1956 for the consideration amount of Rs.2400/- and accordingly name of Mr. Haribhau Appaji Kate was eliminated and name of Mr. Ganpat Bhimaji Kalje was bought on the record as the owner of the land at Survey No. 968/1 & 968/2.
4. **M.E. No. 4842:-** It appears from Mutation Entry No. 4842 dated 08/03/1958 that; as Mr. Ganpat Bhimaji Kalje owned the land Survey No. 968/1 & 968/2 therefore, being a single owner at both the Survey No. they were subsequently merged and formed as one single Survey No. i.e. Survey No. 968/1+2.
5. **M.E. No.8121:-** It appears from Mutation Entry No. 8121 that, the Survey No 968/1+2 was given the effect of Indian Coinage Act 1955 and Bombay of weight and Measures Act, 1958 and accordingly area of the said Survey number was rectified as per decimal system and converted from Acre and Guntha to Hector and Aar.
6. **M.E. No. 11050:-** It appears from the Mutation Entry No. 11050 dated 07/11/1996 that, Mr. Ganpat Bhimaji Kalje filed an application for separate *anewari* for his variours Property between him and his Sons and accordingly name of Mr. Vinayakrao Ganpat Kalje, Ramrao Ganpat Kalje, Shantaram Ganpat Kalje and Gulab Ganpat Kalje were entered on record of 7/12 extract of the Survey No. 503/1+2 of revenue village Charoli Budruk along with Mr. Ganpat Bhimaji Kalje and with following *anewari*:

- |                            |                  |
|----------------------------|------------------|
| a. Vinayakrao Ganpat Kalje | : 3 Aane 3 Paise |
| b. Ramrao Ganpat Kalje     | : 3 Aane 3 Paise |
| c. Shantaram Ganpat Kalje  | : 3 Aane 2 Paise |
| d. Gulab Ganpat Kalje      | : 3 Aane 2 Paise |
| e. Ganpat Bhimaji Kalje    | : 3 Aane 2Paise  |



7. **M.E. No. 15884**:- It appears from the Mutation Entry No. 15884 dated 22/11/2013 that, Mr. Ganpat Bhimaji Kalje departed for heavenly adobe leaving behind his following legal heirs:

- a. Hausabai Ganpat Kalje : Widow
- b. Vinayakrao Ganpat Kalje : Son
- c. Ramrao Ganpat Kalje : Son
- d. Shantaram Ganpat Kalje : Son
- e. Gulab Ganpat Kalje : Son
- f. Poornima Balasaheb Ranvade : Daughter
- g. Late Lata Balasaheb Nangude : Deceased Daughter

*Through her Legal heirs*

- i. Anil Balasaheb Nangude : Son
- ii. Vaishali Balasaheb Nangude : Daughter
- iii. Swapnali Dattatray Dherange : Daughter
- iv. Monali Yogesh Tapkir : Daughter
- v. Balasaheb Shpati Nangude : Husband

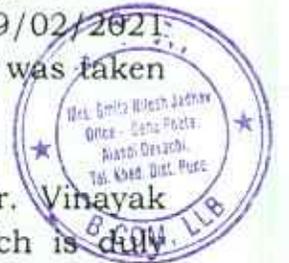
Accordingly all the aforesaid names were bought on the record of the 7/12 extract of the Survey No. 503/1+2.

8. **M.E. No. 18136**:- It appears from the Mutation Entry No. 18136 dated 24/02/2016 that, the Survey No. 503/1+2 was rectified to Survey No. 503/1/2 for the purpose of computerization of 7/12 extract.

9. It appears from the content of Article of Agreement that, the joint owner on the record of 7/12 extract of Survey No. 502/2, 503/1/2 and 504/1 decided to make a settlement and executed an Article of Agreement which is duly registered at Sub- Registrar of Haveli No. 14 at serial No. 2446/2021 on 31/12/2021 wherein the share of land area admeasuring 00 H 36.76 Aar out of Survey No. 503/1/2 was given in favour of Mrs. Poornima Balasaheb Ranawade.

10. It appears to me that, Mr. Anil Balasaheb Nangude and others released all their right and interest in the ancestral property bearing Survey No. 413/1/3, 430/7/2, 431/5, 437/2B/1, 439/7, 443/5, 499/2, 503/1/2, 512/1 and 567 situated at village Charholi Bk. in favour of Mr. Vinayak Ganpat Kalje and others vide Release Deed which was duly registered at Sub- Registrar of Haveli No.14 at serial No.2452/2021 on dated 09/02/2021 and accordingly name of Mr. Anil Balasaheb Nangude and other was taken off from the record of respective Survey numbers.

11. It appears from the documents presented before me that; Mr. Vinayak Ganpat Kalje and others executed the Possession Receipt which is duly registered at Sub- Registrar of Haveli No. 5 at serial No. 1138/2021 in favor of Pimpri Chinchwad Municipal Corporation for land area admeasuring 1079.90 Sq. Mts. Bearing Survey No. 502/2 as the same was affected under 18 Mts. DP road widening as per the PCMC development Plan.



12. It appears from the documents presented before me that, the present land owners Mr. Vinayak Ganpat Kalje and others prepared a layout and building plan of land admeasuring **2580 square meters** and submitted the same to Pimpri Chinchwad Municipal Corporation for approval and same was sanctioned by Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing no. BP/Charholi/129/2022 on 29/12/2022.
13. It appears from the documents presented before me that; Mr. Vinayak Ganpat Kalje and others submitted an application to obtain Non Agricultural Use Permission and the same was approved in respect of the land admeasuring 2580 square meters for Survey No. 502/2 and 503/1/2 by the Office of Ld. Uppar Tehsildar on 07/02/2023 vide order number Jamin/NA/SR/85/2023.
14. It appears from the documents presented before me that; Mr. Vinayak Ganpat Kalje, Mr. Ramrao Ganpat Kalje, Mr. Shantaram Ganpat Kalje, Mr. Gulab Ganpat Kalje, Mrs. Kusum Vinayak Kalje, Mr. Siddheshwar Vinayak Kalje, Mr. Parameshwar Vinayak Kalje, Sonali Dipak Dukare, Mrs. Jayashree Shantaram Kalje, Mr. Vishwesghwar Shantaram Kalje, Mrs. Alanka Nilesh Barne, Mrs. Akshada Abhijit Jadhav, Mrs. Rekha Ramrao Kalje, Mr. Someshwar Ramrao Kalje, Smt. Monica Rahul Jagtap, Mrs. Seema Gulab Kalje, Mr. Rameshwar Gulab Kalje, Mrs. Dnyaneshwari Sachin Fand & Jui Gulab Kalje jointly executed **Development Agreement** and **Irrevocable power of Attorney** for land area admeasuring 00 Hector 16.48 Aar i.e. 1648 square meters out of Survey No. 502/2 and area admeasuring 00 Hector 9.32 Aar i.e. 932 square meters out of Survey No. 503/1/2 i.e. total area admeasuring 2580 square meters in favor of **M/S SWASTIK BUILDTECH** on 01/08/2023 and same were duly registered before Sub-Registrar at Haveli No. 14 at serial no. **14682/2023** and **14683/2023** respectively.
15. Furthermore; while taking the computerized & manual search at the offices of Sub-Registrar at Haveli & computerized search at JDR Pune Search Office; I haven't come across any adverse entry in respect of the Said Property. However; at some of the Sub-Registrar offices at Haveli, few registers were not available for perusal and few were in torn condition.
16. **Note:** The search made and all the information provided in this report is gathered from documents (photocopies) placed before me as mentioned in the report and computerized and manual search taken at the offices of Sub-Registrar at Haveli & at JDR Pune search office.

