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Date:- 20/11/2023

**FORMAT-A**

**(Ref:- MAHA RERA Circular No.:- 28/2021; dated  
08/03/2021)**

To

**Maharashtra Real Estate Regulatory Authority**

6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan, Plot No.C-21, E-Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 40005

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect of all that piece and parcel of immovable property bearing Sry. No.62/4/1 admeasuring 00 H 39 Ares Plus Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 40 Ares assessed at Rs. 00 Ps. 74, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Hereinafter referred to as the said "**Property/Land**")

I have investigated the title of the said Property on the request of Gawade Life Space LLP, A Limited Liability Partnership Firm, having its Office at: Gawade Business Centre, Near Bank of Maharashtra, Akurdi, Pune 411035, through its Partners (1) Gawade Realty LLP, through its Partner, Mr. Vilas Pandurang Gawade and (2) Gawade Properties LLP, through its Partner Mr. Dilip Pandurang Gawade. Accordingly, I have deposited the Search Fee vide E-Challan bearing No.MH010439120202324P, dated 01/11/2023 in the office of the Sub-Registrar Haveli No.24, Pune and the following documents were supplied to me for verification:-

**1) Description of the Property/Land:**

All that piece and parcel of Sry. No.62/4/1 admeasuring 00 H 39 Ares Plus Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 40 Ares assessed at Rs. 00 Ps. 74, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-





On or towards East :- By remaining Part of Sry. No.62/4  
On or towards West :- By Road  
On or towards South :- By remaining Part of Sry. No.61/4  
On or towards North :- By Sry. No.62/2A

**LAND OWNERS AS PER 7/12 EXTRACT:-**

Land Owner	Survey No.	Area
Mr. Dilip Pandurang Gawade	Sry. No.62/4/1 of Village Tathawade, Tal. Mulshi, Dist. Pune admeasuring 00 H 39 Ares Plus Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 40 Ares assessed at Rs. 00 Ps. 74.	00 H 35.56 Ares + Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 36.56 Ares assessed at Rs. 00 Ps. 67,
Pimpri Chinchwad Municipal Corporation	Sry. No.62/4/1 of Village Tathawade, Tal. Mulshi, Dist. Pune admeasuring 00 H 39 Ares Plus Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 40 Ares assessed at Rs. 00 Ps. 74.	00 H 03.44 Ares assessed at Rs. 00 Ps. 07,

**2) Documents of Allotment/Title of the said Property:**

- Copy of Sale Deed dated 03/12/1987, registered in the Office of Sub-Registrar Maval, Pune at Srl. No.3896/1987.
- Copy of D.P. Opinion dated 06/02/2019 issued by P.C.M.C.
- Notification dated 02/12/2020 as per Unified Development Control Rules.
- Copy of Building Plan under Commencement Certificate dated 11/10/2019 under No. BP/Tathawade/ 84/2019
- Revised Building Plan under Commencement Certificate No.BP/Tathawade/113/2022 dated 30/12/2022
- Copy of Possession Receipt dated 30/06/2022, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.12507/2022.
- Copy of Non-Agricultural Permission issued by Tehsildar, Mulshi, Pune under Order No.Land/NA/SR/212/2019 dated 06/01/2020.





- h) Copy of Development Agreement and Irrevocable Power of Attorney both dated 04/10/2022, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.18795/2022 and 18796/2022 respectively.
- i) Copy of Supplementary Development Agreement/Correction Deed dated 07/09/2023, which is registered in the Office of Sub-Registrar Haveli no.5, Pune at Srl. No.20800/2023.
- j) Copy of Revised Building Plan under Commencement Certificate No. BP/Tathawade/113/2022 dated 30/12/2022 issued by P.C.M.C.
- k) Copy of Agreement for Transfer of Development Rights dated 03/03/2023, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4552/2023 of Development Rights of 500 Sq. Mtrs.
- l) Copy of Agreement for Transfer of Development Rights dated 24/03/2023, which is registered in the Office of Sub-Registrar Haveli No.24, Pune ta Srl. No.6463/2023 of Development Rights of 1255 Sq. Mtrs.
- m) Copy of Agreement for Transfer of Development Rights dated 20/06/2023, registered in the Office of Sub-Registrar Haveli No.5, Pune ta Srl. No.12452/2023 of Development Rights of 1255 Sq. Mtrs. of Development Rights admeasuring 704.17 Sq. Mtrs.
- n) Certificate of Incorporation of Gawade Life Space LLP dated 26/07/2022 issued by Registrar of Companies under Rule 11(3) of the LLP Rules 2009.
- o) Copy of Revised Building Plan under Commencement Certificate No.BP/Tathawade/33/2023 dated 29/03/2023.
- p) Copy of Revised Building Plan under Commencement Certificate No.BP/Tathawade/109/2023 dated 09/11/2023.
- q) Zone Certificate.

**3) 7/12 Extracts/Property Card Extracts/Revenue Records of the said Property:**

- a) Copies of the 7/12 extracts of Sry. No. 62/4, Sry. No.62/4/1.
- b) Copy of Mutation Entry No.500, 727, 876, 1000, 1081 1150, 1850, 1883, 4567, 7584 etc.
- c) Copy of K-Prat of Very Urgent M. R. No. 20743/2018 issued by Dy. Suptd. of Land Records, Mulshi, Pune.

**4) Search Report for the last 30 years till this date.**



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On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the said Mr. Dilip Pandurang Gawade is the lawful owner of the said Land and the said Gawade Life Space LLP, A Limited Liability Partnership Firm, having its Office at: Gawade Business Centre, Near Bank of Maharashtra, Akurdi, Pune 411035, through its Partners (1) Gawade Realty LLP, through its Partner, Mr. Vilas Pandurang Gawade and (2) Gawade Properties LLP through its Partner Mr. Dilip Pandurang Gawade are entitled to develop the Land admeasuring 00 H 35.56 + Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 36.56 Ares assessed at Rs. 00 Ps. 67 and the Land admeasuring 343.50 Sq. Mtrs. i.e. 03.44 Ares assessed at Rs. 00 Ps. 07 is owned by P.C.M.C. for road out of the Total Land bearing Sry. No.62/4/1 admeasuring 00 H 39 Ares + Pot Kharaba 00 H 01 Ares totally admeasuring 00 H 40 Ares assessed at Rs. 00, Ps. 74, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the title to the said Land is clear and marketable and without any encumbrances.

The report reflecting the flow of title and brief history of devolution of title of the said Mr. Dilip Pandurang Gawade and the said Gawade Life Space LLP, to the said Land is enclosed herewith as Annexure.

Encl. Annexure





## ANNEXURE

### REPORT REFLECTING THE FLOW OF TITLE AND BRIEF HISTORY OF DEVOLUTION OF TITLE

- 1) The Land bearing Sry. No.62/4 admeasuring 08 Acres 09 Gunthas + Pot Kharab 09 Gunthas (03 H 33 Ares + pot kharab 00 H 09 Ares) totally admeasuring 08 Acre 18 Gunthas (03 H 42 Ares) assessed at 06 Rs. 03 Annas (06 Rs. 19 Ps.) situated at Village Tathawade, Tal. Mulshi, Dist. Pune was previously owned by Mr. Bala Devji Gophane (Ramoshi) by virtue of succession and his name was mutated in 7/12 extract of the said Land since 1950.
- 2) The name of one Mr. Ghamadaji Genu Phengse was mutated in other rights column of the 7/12 extract of the said Land vide M.E. No.500 as Ordinary Tenant of the said Landlord as per the provisions of Sec.2A of the Bombay Tenancy and Agricultural Lands Act, 1948.
- 3) Thereafter, the name of the said Ordinary Tenant namely Mr. Ghamadaji Genu Phengse was deleted vide M.E. No.727 from the other rights column of the 7/12 extract of the said Land as he was not in possession of the said Land continuously for two years.
- 4) As mentioned in M.E. No.876, the name of the said Tenant Ghamadaji Genu Phengse was deleted as per the Order 12/08/1962 passed in proceeding U/s.32G of the Bombay Tenancy and Agricultural Lands Act, 1948, by Agricultural Land Tribunal, Mulshi, holding that the said Tenant was not in possession on tillers day of the said Land i.e. on 01/04/1957, accordingly, the said M.E. No.876 was certified on 12/08/1962.
- 5) The said Mr. Bala Devji Ramoshi died on 23/07/1958 leaving behind his only son Mr. Devram Bala Gophane and widow Gangubai Bala Gophane. However, the name of the said Devram Bala Gophane was mutated in 7/12 extract of the said Land as Karta of HUF vide M.E. No.1000 bearing Khata No.295. I have been informed by the said Owner and Developer of the said Land that the said Gangubai Bala Gophane died long ago before the Sale of the said Land to Mr. Devram Bala Gophane mentioned hereinafter.



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- 6) Thereafter, in view of Bombay Weights and Measurement (Enforcement Act), 1958, the area and assessment of the said Land was converted from 08 Acres 09 Gunthas + Pot Kharab 09 Gunthas totally admeasuring 08 Acre 18 Gunthas assessed at 06 Rs. 03 Annas in to 03 H 33 Ares + pot kharab 00 H 09 Ares totally admeasuring 03 H 42 Ares assessed at 06 Rs. 19 Ps. vide M.E. No.1081.
- 7) The said Mr. Devram Bala Gophane has executed the Agreement for Loan availed by him from Wakad Vividh Karyakari Seva Sahakari Sanstha Mydt. and accordingly, the name of the said Wakad Vividh Karyakari Seva Sahakari Sanstha Mydt. was mutated in other rights column of the 7/12 extract of the Land vide No.1850. The name of the said Wakad Vividh Karyakari Seva Sahakari Sanstha Mydt. was subsequently deleted.
- 8) Thereafter, the said owner of the said Land Mr. Devram Bala Gophane sold the said Land admeasuring 00 H 40 Ares out of the said Land bearing Sry. No.62/4 to Mr. Dilip Pandurang Gawade vide Sale Deed dated 03/12/1987, which is registered in the Office of Sub-Registrar Maval, Pune at Srl. No.3896/1987 and accordingly the name of the said Mr. Dilip Pandurang Gawade was mutated in 7/12 extract of the said Land vide M.E. No.1883 as owner and possessor thereof by virtue of the said Sale Deed.
- 9) Thereafter, the said Mr. Devram Bala Gophane died on 30/12/1994 leaving behind his legal heirs i.e. sons namely Prakash Devram Gophane, Suresh Devram Gophane, Chandrakant Devram Gophane, Shantaram Devram Gophane, Vinayak Devram Gophane, married daughter Mandabai Dnyanoba Bhandalkar and widow Hirabai Devram Gophane and their names were mutated in 7/12 extract of the said Land vide M.E. No.2373 in respect of the said Sry. No.62/4, except the Land already sold to the said Mr. Dilip Pandurang Gawade admeasuring 00 H 40 Ares during the lifetime of the said Mr. Devram Bala Gophane.
- 10) Thereafter, the said Land bearing Sry. No.62/4 totally admeasuring 03 H 42 Ares including Pot Kharaba was divided into five parts on 28/07/2008 as per the Order passed by the Tehsildar Mulshi, (Paud), Pune under No.H.N./Kavi/1029/98 as per M.R. No.501/2008 (Phalni





Bara) and the said Land admeasuring 00 H 40 Ares of the said Mr. Dilip Pandurang Gawade was given Sry. No.62/4/1 admeasuring 00 H 40 Ares and Sry. No.62/4/2 admeasuring 00 H 51 Ares was owned by Prakash Devram Gophane, Sry. No.62/4/3 admeasuring 02 H 00 Ares was owned by Mr. Somnath Prasadrao Patil and Sry. No.62/4/4 admeasuring 00 H 24.5 Ares was owned by Mr. Prakash Devram Gophane and Sry. No.62/4/5 admeasuring 00 H 26.5 Ares was owned by Mr. Prakash Devram Gophane vide M.E. No.4567 and separate 7/12 extracts of the said Lands were prepared as per the said Phalni Bara.

- 11) As per the D.P. Opinion dated 06/02/2019 issued by Pimpri Chinchwad Municipal Corporation, the said Land bearing Sry. No. 62/4/1 admeasuring 00H 40 Ares is in Residential Zone and the said Land is affected by 24 Mtr. vide Road and the said D.P. Opinion was issued as per the said Very Urgent M. R. No. 20743/2018. Out of the said Land, the Land admeasuring 289.41 Sq. Mtrs. was reserved for road as Regional Development Plan.
- 12) Thereafter, the said area reserved for the said Road was increased to 343.50 Sq. Mtrs. vide Notification dated 02/12/2020 as per Unified Development Control Rules vide Letter dated 06/07/2022 issued by P.C.M.C. under No.NRV/KV/10/24/2022 and the said road is shown in the Map annexed to the said D.P. Opinion.
- 13) Meanwhile, the said owner Mr. Dilip Pandurang Gawade, got sanctioned the Building Plan under Commencement Certificate dated 11/10/2019 under No. BP/Tathawde/ 84/2019 in respect of the said Land from Pimpri Chinchwad Municipal Corporation.
- 14) Thereafter, the said owner Mr. Dilip Pandurang Gawade delivered the possession of the said Land reserved for road 343.50 Sq. Mtrs. to the Pimpri Chinchwad Municipal Corporation vide Possession Receipt dated 30/06/2022, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.12507/2022. Accordingly, the name of the P.C.M.C. was mutated in 7/12 extract of the said Land admeasuring 343.50 Sq. Mtrs. vide M.E. No.7584.



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- 15) The said owner of the said Land Mr. Dilip Pandurang Gawade got the Non-Agricultural Permission for the area 40 Ares (4000 Sq. Mtrs.) from the Tehsildar, Mulshi, Pune under Order No. Land/NA/SR/212/2019 dated 06/01/2020.
- 16) Thereafter, Mr. Dilip Pandurang Gawade and his son Mr. Ajinkya Dilip Gawade, married daughter Mrs. Apoorva Pratik Bhore and wife Mrs. Jayshree Dilip Gawade executed the Development Agreement and Irrevocable Power of Attorney both dated 04/10/2022 in favour of Gawade Life Space LLP, A Limited Liability Partnership Firm, having its Office at: Gawade Business Centre, Near Bank of Maharashtra, Akurdi, Pune 411035 through its Partners (1) Gawade Realty LLP, through its Partner, Mr. Vilas Pandurang Gawade and (2) Gawade Properties LLP, through its Partner, Mr. Dilip Pandurang Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.18795/2022 and 18796/2022 respectively, and granted the Development Rights of the said Land bearing Sry. No.62/4/1 to the said Gawade Life Space LLP.
- 17) Thereafter, the said Mr. Dilip Pandurang Gawade, Mr. Ajinkya Dilip Gawade, Mrs. Apoorva Pratik Bhore and Mrs. Jayshree Dilip Gawade through their Power of Attorney Holder Gawade Life Spaces LLP, executed the Supplementary Development Agreement/Correction Deed dated 07/09/2023, which is registered in the Office of Sub-Registrar Haveli no.5, Pune at Srl. No.20800/2023 and thereby the market value of the said Land shown in the said Development Agreement dated 04/10/2022 was changed without any other alteration or modifications in terms and conditions thereof.
- 18) Thereafter, the said Mr. Dilip Pandurang Gawade through their Power of Attorney Holder Gawade Life Spaces LLP got the said Building Plan Revised from P.C.M.C. under Commencement Certificate No.BP/Tathawade/113/2022 dated 30/12/2022.
- 19) Thereafter, one M/s. R. K. Developers has transferred the Development Rights of 500 Sq. Mtrs. received by them against Sainath Nagar Slum of Village Bhosari bearing Sry. No.464 (Part) CTS No.3000 (Part) under DRC No.0188 dated 10/02/2023 to Mr. Dilip Pandurang Gawade and others through their Power of Attorney





Holder Gawade Life Space LLP vide Agreement for Transfer of Development Rights dated 03/03/2023, which is registered in the Office of Sub-Registrar Haveli No.5, Pune ta Srl. No.4552/2023.

- 20) Thereafter, one M/s. Srinivasa Reality through its Partner Mr. Ramesh D. Sonawane transferred the Development Rights of 1255 Sq. Mtrs. received by them against Lands bearing Sry. No.212/1B (Part) of Village Charholi under DRC No.4108 dated 21/03/2023 to M/s. Gawade Life Space LLP vide Agreement for Transfer of Development Rights dated 24/03/2023, which is registered in the Office of Sub-Registrar Haveli No.24, Pune ta Srl. No.6463/2023.
- 21) Thereafter, the said Mr. Dilip Pandurang Gawade through their Power of Attorney Holder Gawade Life Space LLP got the said Building Plan Revised from P.C.M.C. under Revised Commencement Certificate No.BP/Tathawade/33/2023 dated 29/03/2023.
- 22) Thereafter, the said owner of the said Land Mr. Dilip Pandurang Gawade has executed Agreement for Transfer of Development Rights dated 20/06/2023 in favour of Gawade Life Space LLP in respect of DRC No.4181 dated 10/05/2023 admeasuring 704.17 Sq. Mtrs. received to him towards the delivery of possession of the said Land admeasuring 343.50 Sq. Mtrs. reserved for road to the P.C.M.C. as per the said Possession Receipt. The said Agreement is duly registered in the Office of Sub-Registrar Haveli No.5, Pune ta Srl. No.12452/2023.
- 23) Thereafter, the Govt. of Maharashtra has issued the ECR Certificate dated 21/07/2023 for the said Building Project of Gawade Life Space LLP in respect of the said Land.
- 24) Thereafter, the said Mr. Dilip Pandurang Gawade through their Power of Attorney Holder Gawade Life Space LLP got the said Building Plan Revised from P.C.M.C. under Revised Building Plan under Revised Commencement Certificate No. BP/Tathawade/109/2023 dated 09/11/2023.
- 25) Thus, the said Mr. Dilip Pandurang Gawade is the lawful owner of the said Land bearing Sry. No.62/4/1 admeasuring 00 H 35.56 + Pot





Kharaba 00 H 01 Ares totally admeasuring 00 H 36.56 Ares assessed at Rs. 00 Ps. 67 and the Land admeasuring 343.50 Sq. Mtrs. i.e. 03.44 Ares assessed at Rs. 00 Ps. 07 is owned by P.C.M.C. for road as aforesaid out of the total Land admeasuring 00 H 40 Ares and the said Gawade Life Space LLP is entitled to Develop the said Land by virtue of the said Development Agreement and Irrevocable Power of Attorney with the said T.D.R. purchased by them as aforesaid as per UDCPR.

I have verified the Index II Registers available in the office of the Sub Registrar Haveli, Pune and E-Search for the said period of thirty years till this date and other documents made available to me as stated above. Thus, taking in to consideration the said documents, search of documents in Index II Registers, in my opinion the said Mr. Dilip Pandurang Gawade is lawful owner of the said and he has good and marketable title to the same and the said Gawade Life Space LLP is entitled to develop the said Land with the said T.D.R. and the said Land is free from encumbrances by way of registered documents.

Hence, this certificate of title.

Pune

Date:- 20/11/2023



*M. G. Shende*

Advocate  
(M. G. Shende)







GRN	MH010439120202324P	BARCODE								Date	01/11/2023-17:05:48	Form ID	
Department Inspector General Of Registration						Payer Details							
Search Fee Type of Payment Other Items						TAX ID / TAN (If Any)							
						PAN No.(If Applicable)							
Office Name HVL24_HAVELI 24 JOINT SUB REGISTRAR						Full Name	ADV M G SHENDE						
Location PUNE													
Year 2023-2024 One Time						Flat/Block No.	SURVEY NO.62/4/1						
Account Head Details				Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE				750.00		Road/Street	VILLAGE TATHAWADE						
						Area/Locality	TAL. MULSHI DIST. PUNE						
						Town/City/District							
						PIN	4    1    1    0    3    3						
						Remarks (If Any)     							
				Amount In		Seven Hundred Fifty Rupees Only							
Total				750.00		Words							
Payment Details SBIEPAY PAYMENT GATEWAY						FOR USE IN RECEIVING BANK							
Cheque-DD Details						Bank CIN	Ref. No.	10000502023110106531			5431886566338		
Cheque/DD No.						Bank Date	RBI Date	01/11/2023-17:07:11			Not Verified with RBI		
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