



Abhijit S. Nikam  
ADVOCATE  
M.S. LL.B., D.L.L.B. & LL.M.  
21 years of practice

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### FORMAT-A

(Circular No. 28/2001)

To,

MahaRERA  
Pune, Maharashtra

### LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to -

- a) land admeasuring 00 H 38 R, out of Gat No. 496/4, (old S. No. 941/4), admeasuring 00 H 36 R + Pot Kharaba 00 H 04 R, totally admeasuring 00 H 40 R, lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune.
- b) land admeasuring 900 Sq. Fts., out of Gat No. 495/2, (old S. No. 940, Hissa No. 2), totally admeasuring 00 H 37 R (including 00 H 01 R), lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune

I have investigated the title of the said property on the request of M/s. Raahi Yashila, through its Partners - 1) Mr. Abhijit V. Thakur and others, the following documents i.e.

#### 1) DESCRIPTION OF THE PROPERTY :

1) All that piece and parcel of land admeasuring 00 H 38 R, out of Gat No. 496/4, (old S. No. 941/4), totally admeasuring 00 H 40 R (including Pot Kharaba admeasuring 00 H 04 R), lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune., and within the Registration District Pune, Sub-Registration Haveli, Tal - Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and same is bounded as under -

On or Towards EAST : By property of Mr. Janardan Bala Kalje;

On or Towards WEST : By property of Mr. D. P. Kulkarni;

On or Towards SOUTH : By property of Mr. Dnyaneshwar Sadashiv Kalaje and others out of Gat No. 495/2;

On or Towards NORTH : By property of Mr. Prakash Pandurang Kalaje

2) All that piece and parcel of land admeasuring 900 Sq. Fts., out of Gat No. 495/2, (old S. No. 940/2), totally admeasuring 00 H 37 R (including Pot Kharaba

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admeasuring 00 H 04 R), lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune, and within the Registration District Pune, Sub-Registration Haveli, Tal - Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and same is bounded as under –

On or Towards EAST : By 18 Mtrs. wide Road;

On or Towards WEST : By remaining property of Mr. Dnyaneswar Sadashiv Kalje and others out of Gat No. 495/2;

On or Towards SOUTH : By 18.00 Mtrs. wide Road;

On or Towards NORTH : By property of Mr. Jagannath T. Kalje and others out of Gat No. 496/4.

2) The Documents of Allotment of Plot :

3) 7/12 Extract for S. No. 496/4 & 495/2; Mutation Entry No. -2286, 4880, 8121, 12040, 12502, 13747, 13779

4) Search Report for 30 years from 1992 to 13/01/2022;

2- On perusal of the above mentioned documents and all other available record, I am of the opinion that, subject to whatever stated herein above, the title of 1) Mr. Jagannath Tukaram Kalaje 2) Mr. Babulal Tukaram Kalaje, 3) Mr. Shankar Tukaram Kalaje & 4) Mrs. Sharada Shrihari Ghenand to and in respect land admeasuring 00 H 38 R. out of Gat No. 496/4, (old S. No. 941/4, admeasuring 00 H 36 R - Pot Kharaba 00 H 04 R, totally admeasuring 00 H 40 R, lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune. is clear and marketable and except the existing charge of Sawata Mali Vikas Seva Society Ltd. as aforesaid the same is free from all other encumbrances and on the basis of Development Agreement and Irrevocable Power of Attorney both dtd. 01/03/2021, M/s. Raahi Yashila, through its Partners –1) Mr. Abhijit V. Thakur and others, is having right and authority to develop the same.



Abhijit S. Nikam

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ADVOCATE

Owner of the said land : 1) Mr. Jagannath Tukaram Kalaje 2) Mr. Babulal Tukaram Kalaje, 3) Mr. Shankar Tukaram Kalaje & 4) Mrs. Sharada Shrihari Ghenand to and in respect land admeasuring 00 H 38 R, out of Ghat No. 496/1, (old S. No. 941/4, admeasuring 00 H 36 R + Pot Kharaba 00 H 04 R, totally admeasuring 00 H 40 R, lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune. & 1) Smt. Housabai Sadashiv Kalje, 2) Mr. Dnyaneshwar Sadashiv Kalje, 3) Mr. Navnath Sadashiv Kalje to and in respect land admeasuring 00 H 37 R, out of Ghat No. 495/2, (old S. No. 940/2, admeasuring 00 H 36 R + Pot Kharaba 00 H 01 R, totally admeasuring 00 H 37 R, lying and situated at Village Charholi Bk., Tal - Haveli, Dist. Pune.;

4) Qualifying Comments / Remarks if Any : N. A.

3/- The Report reflecting the flow of the title of the (Owner/Promoter/Developer/Company) on the said land is enclosed herewith as Annexure.

Encl. Annexure.

Date : 13/01/2021



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