

# **NAMDEV S. SURWASE**

B.A.LLB

ADVOCATE

(O) Shop No. 2, Rajdevta Corner, Keshavnagar,  
Chinchwad Pune 411033.

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Date: - 30.04.2024

Dated

FORMAT - A

(Circular No.: - 28/2021)

To

MAHA RERA

## **LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to bearing All that piece and parcel of land Survey No. 76 Hissa No. 1/1, Survey No. 76 Hissa No. 1/2, Survey No. 76 Hissa No. 1/3 and Survey No. 76 Hissa No. 1/1/1/2/1/3 area admeasuring 00 H. 61 R. i.e., 6100 Sq. Mtrs. out of the total area admeasuring 01 H. 51.44 R. i.e., 15144 Sq. Mtrs. carved out of Sanction Plot No. 01 from Pimpri- Chinchwad Municipal Corporation sanction Layout No. BP/RAVET/130/2019 bearing Revised Development Plan Pimpri- Chinchwad Municipal Corporation sanctions Layout No. BP/RAVET/238/2022 situated at Village- Ravet, Taluka- Haveli, and District- Pune within the locale and limits of Pimpri- Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune. (Hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :-

1) Description of the property.

All that pieces and parcels of the land bearing Survey No. 76 Hissa No. 1/1, Survey No. 76 Hissa No. 1/2, Survey No. 76 Hissa No. 1/3 and Survey No. 76 Hissa No. 1/1/1/2/1/3 area admeasuring 00 H. 61 R. i.e., 6100 Sq. Mtrs. out of the total area admeasuring 01 H. 51.44 R. i.e., 15144 Sq. Mtrs. carved out of Sanction Plot No. 01 from Pimpri- Chinchwad Municipal Corporation sanction Layout No. BP/RAVET/130/2019 bearing Revised Development Plan Pimpri- Chinchwad Municipal Corporation sanctions Layout No.


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BP/RAVET/238/2022 situated at Village- Ravet, Taluka- Haveli, and District- Pune within the locale and limits of Pimpri- Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune.

The said Property is bounded as under:-

On or Towards East :-By Property out of Survey No. 96.

On or Towards South :-By Property out of Survey No. 76/4/1.

On or Towards West :-By 12 Mtr. Wide Road.

On or Towards North :-By Property of Namrata Gloria Society.

2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Talathi Office, Ravet, mutation entry no. 11936.

4) Search report for 30 years from 1994 till 2024.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. 1. Mr. Pandurang Tukaram Bhondave, 1A. Mrs. Jayashree Pandurang Bhondave, 1B. Mr. Pramod Pandurang Bhondave, 1C. Mr. Swapnil Pandurang Bhondave, 1D. Ms. Bharati Pandurang Bhondave (Before Marriage Name) alias Mrs. Bharati Kundan Jachak (After Marriage Name), 2. Mr. Ganesh Tukaram Bhondave, 2A. Mrs. Vrunda Ganesh Bhondave, 2B. Mr. Siddhant Ganesh Bhondave, 2C. Ms. Dhanashree Ganesh Bhondave (Before Marriage Name) alias Mrs. Dhanashree Abhijeet Pawar (After Marriage Name), 3. Mr. Shivaji Tukaram Bhondave, 3A. Mrs. Ujwala Shivaji Bhondave, 3B. Mr.




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Aryan Shivaji Bhondave, 3C. Ms. Mayuri Shivaji Bhondave (Before Marriage Name) alias Mrs. Mayuri Atish Walhekar (After Marriage Name), 4. Mrs. Sindhu alias Sunita Balasaheb Datir through its power of attorney holder **M/S. SHUBHARAMBH LANDMARK, a Partnership Firm constituted under the provisions of The Indian Partnership Act, 1932 through its Partners 1. Mr. Pramod Pandurang Bhondave and 2. Mr. Kundan Ramchandra Jachak** Having Office at- At Post Ravet, Tal- Haveli, Dist- Pune- 412101.,

(4) Qualifying comments/remarks if any: - No

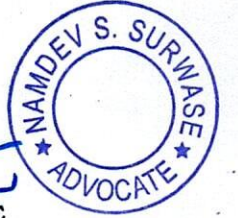
3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

**CHINCHWAD, PUNE**  
**DATE: 30.04.2024**



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## **FLOW OF THE TITLE OF THE SAID LAND.**

All that pieces and parcels of the land bearing Survey No. 76 Hissa No. 1/1, Survey No. 76 Hissa No. 1/2, Survey No. 76 Hissa No. 1/3 and Survey No. 76 Hissa No. 1/1/1/2/1/3 area admeasuring 00 H. 61 R. i.e., 6100 Sq. Mtrs. out of the total area admeasuring 01 H. 51.44 R. i.e., 15144 Sq. Mtrs. carved out of Sanction Plot No. 01 from Pimpri- Chinchwad Municipal Corporation sanction Layout No. BP/RAVET/130/2019 bearing Revised Development Plan Pimpri- Chinchwad Municipal Corporation sanctions Layout No. BP/RAVET/238/2022 situated at Village- Ravet, Taluka- Haveli, and District- Pune within the locale and limits of Pimpri- Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune.

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On or Towards North :-By Property of Namrata Gloria Society.

1) 7/12 extract/P.R. Card as on date of application for registration.

2) Mutation Entry No. 11936.

3) Search report for 30 years from 1994 to 2024 Taken from Sub- Registrar' office at Haveli.

4) Any other relevant title.

5) Litigations if any.

**CHINCHWAD, PUNE**  
**DATE: 30.04.2024**

**NAMDEV S. SURWASE**  
**ADVOCATE**

