



## SHAILESH SUMATILAL SABADRA

**Advocate**

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Date : 21<sup>st</sup> July 2024

FORMAT — A

(Circular No.:-28/2021)

To

Maha RERA

### LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to immovable property bearing Survey No.250, Hissa No. 1, total area adm. 00 Hector 51 Aar out of the said area **MR. RAGHUNATH DAMU BHOSALE** have an area admeasuring 00 H. 25.50 Aar AND **MR. SOPAN DHONDIBA BHOSALE** have an area admeasuring 00 H. 25.50 Aar Out of that 00 H.18.70 Aar i.e. total area adm.00 H. 44.20 Aar i.e. 4420 Sq. Mtrs. Situated at Charholi Bk, Tal. Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation; (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **BHOSALE PROPERTIES LLP** a registered a Limited liability Partnership Firm as per LLP Act, 2008 having PAN No. ABAFB 6337 J through its Partner **1. BHOSALE HOUSING LLP** through its Partner **MR. GANESH SHANTARAM BHOSALE 2. MR. PRAVIN RAGHUNATH BHOSALE AND 3.MR. MAYURESH RAGHUNATH BHOSALE** and following documents i.e.:-

#### 1) Description of the property-

Land property bearing Survey No.250, Hissa No. 1, total area adm. 00 Hector 51 Aar out of the said area **MR. RAGHUNATH DAMU BHOSALE**



have an area admeasuring 00 H. 25.50 Aar AND **MR. SOPAN DHONDIBA BHOSALE** have an area admeasuring 00 H. 25.50 Aar Out of that 00 H.18.70 Aar i.e. total area adm.00 H. 44.20 Aar i.e. 4420 Sq. Mtrs. Situated at Charholi Bk, Tal. Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation;

**2) The documents of allotment of plot.**

**Documents Scrutinized by Adv. Sachin Sahebrao Kale as per his Title Report dated 30/01/2024:**

- i) 7/12 Extract of Survey No.250, Hissa No. 1, total area adm. 00 Hectore 51 Aar out of the said area **MR. RAGHUNATH DAMU BHOSALE** have an area admeasuring 00 H. 25.50 Aar AND **MR. SOPAN DHONDIBA BHOSALE** have an area admeasuring 00 H. 25.50 Aar Out of that 00 H.18.70 Aar i.e. total area adm.00 H. 44.20 Aar i.e. 4420 Sq. Mtrs. Situated at Charholi Bk, Tal. Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation;
- ii) 6D Mutation Entry;
- iii) The Xerox copy of Relinquishment Deed No. 4992/2007 dated 26/09/2007
- iv) The Xerox copy of Registered Development Agreement No.161/2024 dated 02/01/2024
- v) The Xerox copy of Registered Power of Attorney No. 163/2024 dated 02/01/2024.
- vi) Search and Title Report of Adv. Sachin Sahebrao Kale Dated 30/01/2024.
- vii) Other Related Documents;
- viii) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

**3) 7/12 extract or property card issued by Talathi and Downloaded from Government website dated 30/01/2024 mutation entry No. 12627 and 25046.**

**4) Search report for 30 years from 1993 till 2024. (Previous Title Report given by Adv. Sachin Sahebrao Kale Dated 30/01/2024). I am given this title report on the basis of Legal Title Report given by Adv. Sachin Sahebrao Kale.**

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, **MR. RAGHUNATH DAMU BHOSALE** have an area admeasuring 00 H. 25.50 Aar



AND **MR. SOPAN DHONDIBA BHOSALE** have an area admeasuring 00 H. 25.50 Aar are the owner and possessor of the above mentioned property the title of the said property is clear, marketable and without any encumbrances and the owners of the said property in entered with Registered Development Agreement with **BHOSALE PROPERTIES LLP** and therefore **BHOSALE PROPERTIES LLP** is entitled to develop the said Property as per terms and condition mentioned in Registered Development Agreement.

**Owners of the land**

**MR. RAGHUNATH DAMU BHOSALE- Survey No.250, Hissa No. 1,**

**MR. SOPAN DHONDIBA BHOSALE - Survey No.250, Hissa No. 1,**

4) **Qualifying comments - MR. RAGHUNATH DAMU BHOSALE and MR. SOPAN DHONDIBA BHOSALE** are the owners of the said property and the said owners is entered with Registered Development Agreement with **BHOSALE PROPERTIES LLP** and therefore **BHOSALE PROPERTIES LLP** is entitled to develop the said Property as per terms and condition mentioned in Registered Development Agreement.

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 21/07/2024



*Shailesh Sabadka*  
Advocate.





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### FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7/12 Extract of Survey No.250, Hissa No. 1, total area adm. 00 Hector 51 Aar out of the said area **MR. RAGHUNATH DAMU BHOSALE** have an area admeasuring 00 H. 25.50 Aar AND **MR. SOPAN DHONDIBA BHOSALE** have an area admeasuring 00 H. 25.50 Aar Out of that 00 H.18.70 Aar i.e. total area adm.00 H. 44.20 Aar i.e. 4420 Sq. Mtrs. Situated at Charholi Bk, Tal. Haveli, Dist-Pune within the limits of Pimpri Chinchwad Municipal Corporation;
2. Mutation Entry No. 12627 and 25046.
3. Search report for 30 years from 1993 till 2024 taken from sub Registrar Office at Haveli.
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 21/07/2024



*Shailesh Sabadra*  
Advocate.