

NOTICE / REPLY:
(RPAD)

Date: / /20

FORMAT - A
(Circular No.: 28 / 2021)

To,
MahaRERA,
Add. - Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051;

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to the S. No. 80, Hissa No. 2/2, admeasuring about 00 H. 40 Ares, assessed at Rs. 00.80 Paise, situated at village Manjri Bk., Taluka Haveli, District Pune, (hereinafter referred as the said plot).

1. I have investigated the title of the said plot on the request of MR. CHANDRAKANT SHIVAJIRAO GHULE, R/at :- 22, Iris Garden, Gokhale Road, Shivajinagar, Pune - 411 016 and following documents i.e. :-

1) Description of the property -

All that piece and parcel of the land S. No. 80, Hissa No. 2/2, admeasuring about 00 H. 40 Ares, assessed at Rs. 00.80 Paise, situated at village Manjri Bk., Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and same is within the jurisdiction of Sub-Registrar Haveli No. I to XXVIII and is bounded as follows:-

ON OR TOWARDS THE

East :- By land bearing S. No. 80/5,
South :- By land bearing S. No. 80/2/3
West :- By land bearing S. No. 78,
North :- By land bearing S. No. 80/2/1,

Alongwith all right, title and interest attached thereto;

2) The documents of allotment of plot -

It appears from the record that, Mr. Chandrakant Shivajirao Ghule is the absolute & legal owner of the land S. No. 80, Hissa No. 2/2, admeasuring about 00 H. 40 Ares, situated at village Manjri Bk., Taluka Haveli, District Pune and his name has been recorded to the 7/12 extract of the said land as owner & occupier thereof;

It further appears from record that, the name of Mr. Shivajirao Krushnaji Ghule was reflected on the 7/12 extract for the years 1975 to 1986 as the owner of land admeasuring 03 H. 34 Ares of the land bearing Survey No. 80, Hissa No. 2



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(hereinafter referred to as "the Larger Land") situated at Village Manjri Bk., Taluka Haveli, District Pune. The Larger Land appears to be the joint family property of Mr. Shivajirao Krushnaji Ghule Hindu Undivided Family;

It further appears from record that, by and under a Release Deed, dated-17/05/1994, registered on 27/05/1994 with the office of Sub-Registrar Haveli No. III at serial no. 2900/1994, executed by (i) Mangal Prakash Solankhe nee Mangal Shivaji Ghule, (ii) Sunita Rajiv Sawant nee Anita Shivajirao Ghule, (iii) Bina Raosaheb Tanpure nee Bina Shivajirao Ghule and (iv) Sujata Sunil Jagtap nee Anjali Shivajirao Ghule (Releasors) and surrendered all their right, title and interest in the Larger Land in favour Shivajirao Krushnaji Ghule without any consideration;

It further appears from record that, by and under Partition Deed, dated-27/05/1994, registered with the office of Sub-Registrar Haveli No. III at serial no. 2899/1994 and made and entered into between (i) Shivajirao Krushnaji Ghule, (ii) Shakuntalabai Shivajirao Ghule, (iii) Ramesh Shivajirao Ghule, (iv) Naval Ramesh Ghule, (v) Madhavi Ramesh Ghule, (vi) Rajiv Shivajirao Ghule, (vii) Sai Rajiv Ghule (through her Power of Attorney holder Rajiv Shivajirao Ghule), (viii) Aditya Rajiv Ghule (through his Power of Attorney holder Rajiv Shivajirao Ghule), (ix) Vijaya Rajiv Ghule, (x) Chandrakant Shivajirao Ghule, (xi) Saurav Chandrakant Ghule (being a minor, through his father Chandrakant Shivajirao Ghule as his natural guardian) and (xii) Sahil Chandrakant Ghule (through his Power of Attorney holder Chandrakant Shivajirao Ghule), (xiii) Mangal Prakash Solankhe nee Mangal Shivaji Ghule, (xiv) Sunita Rajiv Sawant nee Anita Shivajirao Ghule, (xv) Bina Raosaheb Tanpure nee Bina Shivajirao Ghule and (xvi) Sujata Sunil Jagtap nee Anjali Shivajirao Ghule effected partition of various landed properties owned by them including the Larger Land. Under the aforesaid Partition Deed, dated-27/05/1994, the Larger Land was allotted in the name of Shivajirao Krushnaji Ghule;

It further appears from record that, Mr. Shivajirao Krushnaji Ghule expired on 02/09/1995 leaving behind (i) Shakuntalabai Shivajirao Ghule (wife), (ii) Ramesh Shivajirao Ghule (son), (iii) Rajiv Shivajirao Ghule (son), (iv) Chandrakant Shivajirao Ghule (son), (v) Bina Raosaheb Tanpure (daughter), (vi) Mangal Prakash Solankhe (daughter), (vii) Sunita Rajiv Sawant (daughter) and (viii) Sujata Sunil Jagtap (daughter) as his legal and absolute heirs;

It further appears from record that, by and under a Release Deed, dated-07/10/1995 registered with the office of Sub-Registrar Haveli No. III at serial no. 8283/1995, executed by (i) Mangal Prakash Solankhe, (ii) Sunita Rajiv Sawant, (iii) Bina Raosaheb Tanpure and (iv) Sujata Sunil Jagtap (Releasors), the said Mangal Prakash Solankhe and others released, relinquished and surrendered all their right, title and interest in the Larger Land in favour of their three brothers, viz (i) Mr. Ramesh Shivajirao Ghule, (ii) Mr. Rajiv Shivajirao Ghule and (iii) Mr. Chandrakant Shivajirao Ghule without accepting any consideration thereof;

It further appears from record that, after the demise of Mr. Shivajirao Krushnaji Ghule and in view of the aforesaid two Release Deeds both registered with the office of Sub-Registrar of Assurance at serial nos. 2900/1994 and 8283/1995 respectively, only the names of (i) Smt. Shakuntalabai Shivajirao Ghule, (ii) Mr. Ramesh Shivajirao Ghule, (iii) Mr. Rajiv Shivajirao Ghule and (iv) Mr. Chandrakant Shivajirao Ghule were recorded in the record of rights of the Larger Land as the owners thereof and accordingly necessary mutation entry no. 14697, dated-02/02/1996 has been recorded in the village record and same is certified by the Circle Officer Hadapsar;



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It further appears from record that, (i) Smt. Shakuntalabai Shivajirao Ghule, (ii) Mr. Ramesh Shivajirao Ghule, (iii) Mr. Naval Ramesh Ghule, (iv) Madhavi Ramesh Ghule, (v) Mr. Rajiv Shivajirao Ghule, (vi) Sai Rajiv Ghule, (vii) Aditya Rajiv Ghule, (viii) Vijaya Rajiv Ghule, (ix) Mr. Chandrakant Shivajirao Ghule, (x) Saurav Chandrakant Ghule, (xi) Sahil Chandrakant Ghule effected partition of several landed properties owned by them including the Larger Land and pursuant thereto, the Larger Land was allotted in the following manner:

Allotted to	Area allotted out of the Larger Land
Mr. Ramesh Shivajirao Ghule	00 H. 87 Ares
Mr. Naval Ramesh Ghule	00 H. 40 Ares
Madhavi Ramesh Ghule	00 H. 40 Ares
Mr. Rajiv Shivajirao Ghule	01 H. 67 Ares

It further appears from record that, the Tahsildar, Haveli, gave its approval to the aforesaid partition of the Larger Land vide its Order, dated-07/03/1996 bearing No. Tahani/Kavi/116/95 passed under Section 85 of Maharashtra Land Revenue Code, 1966 and accordingly necessary mutation entry no. **14738**, dated-19/03/1996 has been passed and the names of the aforesaid Mr. Ramesh Shivajirao Ghule, Mr. Naval Ramesh Ghule, Madhavi Ramesh Ghule and Mr. Rajiv Shivajirao Ghule were recorded in the 7/12 extract of the Larger Land as co-owners alongwith respective areas mentioned against their names above;

It further appears from record that, Mr. Ramesh Shivajirao Ghule obtained a loan of Rs. 5,00,000/- (Rupees Five Lakhs Only) from the Saibaba V.V.K.S., Manjri, by creating a charge on his share in the Larger Land and the reference of such charge was recorded in the other rights column of the 7/12 extract of the Larger Land and necessary mutation entry no. **17578**, dated-27/03/2001 has been passed in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from record that, (i) Mr. Ramesh Shivajirao Ghule, (ii) Mr. Rajiv Shivajirao Ghule and (iii) Mr. Chandrakant Shivajirao Ghule effected partition of certain landed properties owned by them including the respective areas owned by (i) Mr. Ramesh Shivajirao Ghule, (ii) Mr. Rajiv Shivajirao Ghule admeasuring in the aggregate 02 Hectares, 54 Ares out of the Larger Land and pursuant to such partition, the said area admeasuring 02 Hectares, 54 Ares out of the Larger Land was allotted in the following person and manner:

Allotted to	Area allotted, out of the Larger Land
Mr. Ramesh Shivajirao Ghule,	00 H. 77 Ares
Mr. Rajiv Shivajirao Ghule,	01 H. 37 Ares
Mr. Chandrakant Shivajirao Ghule,	00 H. 40 Ares



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It further appears from record that, the Tahsildar, Haveli, gave its approval to the aforesaid partition of an area admeasuring 02 Hectares, 54 Ares out of the Larger Land vide its Order, dated-19/11/2003, bearing no. TahNo/Partition/16/2003 passed under Section 85 of Maharashtra Land Revenue Code, 1966 and accordingly necessary mutation entry no. **18877**, dated-27/11/2003 has been passed and the 7/12 extract of the Larger Land was updated to record the names of the aforesaid Mr. Ramesh Shivajirao Ghule, Mr. Rajiv Shivajirao Ghule and Mr. Chandrakant Shivajirao Ghule as the owners of the respective areas recorded against their names above;

It further appears from record that, the Taluka Inspector of Land Records, Haveli, carried out measurement of land bearing Survey No. 80 and its various Hissa Nos. and requested the Tahsildar to effect certain rectifications in the revenue records and accordingly necessary mutation entry no. **19145**, dated-21/06/2004 has been passed to carry out such rectifications. It appears that the same did not affect the details recorded on the 7/12 extract of the Larger Land;

It further appears from record that, the several landed properties (including a portion of land admeasuring 550 sq. mtr. out of the Larger Land) were proposed to be acquired for the purpose of expansion of the National Highway No. 9 and a notification, dated-01/12/2005 was published to that effect on 01/12/2005 under the provisions of the Land Acquisition Act, 1894 and accordingly, the Special Land Acquisition Officer passed an Order, dated-19/12/2006 bearing no. LAQ/4/Kavi/1062/2006, pursuant to which a remark to the effect that "land admeasuring 550 sq. mtr., acquired for National Highway No. 9" was recorded in the other rights column of the 7/12 extract of the Larger Land and accordingly necessary mutation entry no. **20821**, dated-08/02/2007 has been recorded in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from record that, the letter, dated-08/08/2007 bearing no. D.Bhumapan/D.R.No./32/2007 addressed by the Taluka Inspector of Land Records, Haveli, to the Tahsildar, Haveli, it appears that pursuant to an application filed by the owners of various parcels of land comprising of the Larger Land, the Taluka Inspector of Land Records, Haveli, carried out measurement of the Larger Land pursuant to which various portions out of the Larger Land owned by Mr. Rajiv Shivajirao Ghule, Mr. Chandrakant Shivajirao Ghule, Mr. Naval Ramesh Ghule, Madhavi Ramesh Ghule and Mr. Ramesh Shivajirao Ghule were subdivided and renumbered and accordingly, the portion of land admeasuring 00 Hectare, 40 Ares owned by Mr. Chandrakant Shivajirao Ghule was assigned Survey No. 80, Hissa No. 2/1 (i.e. "said landed property" herein) and his name was recorded as such on the 7/12 extract of the said landed property by mutation entry no. **21472** and same is certified by the Circle Officer Hadapsar.



3) 7/12 extract & Mutation Entry –

a) 7/12 extract of the land bearing S. No. 80, Hissa No. 2/2 of village Manjri Bk., Taluka Haveli, District Pune, issued by Talathi, Manjri Bk., Taluka Haveli, District Pune, dated – 04/06/2024 (digital);

b) Mutation Entry Nos. 14697, 14738, 17578, 18877, 19145, 20821 & 21472

4) Search report for 30 years from 1995 till 2024

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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 the following owner and the Promoter & Builders is clear, marketable and without any encumbrances.

Owner and the Promoter & Builders of the land –

(1) Mr. Chandrakant Shivajirao Ghule is absolute and legal owner of the land bearing S. No. 80, Hissa No. 2/2, admeasuring about 00 H. 40 Ares, assessed at Rs. 00.80 Paise, situated at village Manjri Bk., Taluka Haveli, District Pune and he has decided to develop the said land;

(2) Qualifying comments / remarks – the said land is free from all encumbrances;

3. The report reflecting the flow of the title of the Mr. Chandrakant Shivajirao Ghule as land owner of the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 04/06/2024



Adv. Madhukar Kokane

302, 3rd Floor, L. P. Classic,
Near Axis Bank, Pune-Solapur Road,
Hadapsar, Pune-411 028

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract –

7/12 extract of the land bearing S. No. 80, Hissa No. 2/2 of village Manjri Bk., Taluka Haveli, District Pune, issued by Talathi, Manjri Bk., Taluka Haveli, District Pune, dated – 04/06/2024 (digital);

Mr. Chandrakant Shivajirao Ghule is the owner of the said land and his name has been recorded to 7/12 extract of the said land as owner thereof and he has right to develop the said land as per approved & sanctioned plan of the competent authority;

2) Mutation Entry Nos. –

14697, 14738, 17578, 18877, 19145, 20821 & 21472

3) Search report for 30 years from 1995 to 2024 and I have taken E-search through paid search facility by the following challan –

The online search challan having its GRN No. MH003016598202425P, Receipt No. 1113472360, dated - 04/06/2024;

4) Any other relevant title – No

5) Litigations if any – No

Date : 04/06/2024



Adv. Madhukar Kokane
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Near Axis Bank, Pune-Solapur Road,
Hadapsar, Pune-411 028