

Legal Realty LLP

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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land admeasuring about 00 H 25.93 R i.e. 2593 sq. mtr. out of Survey No. 498/1 i.e. old Survey No. 937/1 total admeasuring about 00 H 59 R, at village Charholi Budruk, Taluka Haveli, within limits of Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the said land)

I have investigated the title of the said land on the request of M/s. N. K. Buildcon and following documents:

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land admeasuring about 00 H 25.93 R i.e. 2593 sq. mtr. out of Survey No. 498/1 i.e. old Survey No. 937/1 total admeasuring about 00 H 59 R, at village Charholi Budruk, Taluka Haveli, within limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By 18 mtr. D. P. road
On or towards South : By property of N. K. Buildcon
On or towards West : By property of Mr. Sopan Dhondiba Kalje
On or towards North : By property of Mr. Shankar Bhivare

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 7/12 extracts and Mutation Entries mentioned herein below.
- 2.2 Partition Deed dated 27.09.2010, which is duly registered in the office of the Sub Registrar Haveli No. 18 at Serial No. 8668/2010 by Mr. Bhikuji Dashrath Kalje and others.
- 2.3 Correction Deed dated 07.08.2012, which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 8069/2012 by Mr. Bhikuji Dashrath Kalje and others.
- 2.4 Release Deed dated 02.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3107/2013 by Smt. Shantabai Nivrutti Kalje and Mrs. Kalpana Kisan Choudhary in favour of Mr. Ramdas Nivrutti Kalje.
- 2.5 Agreement dated 04.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 7305/2014 by Mr. Ramdas Nivrutti Kalje and others in favour of M/s. N. K. Buildcon.
- 2.6 Power of Attorney dated 04.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 7306/2014 by Mr. Ramdas Nivrutti Kalje and others in favour of M/s. N. K. Buildcon.
- 2.7 Commencement Certificate dated 08.02.2024 bearing no. B.P./Charholi/19/2024 issued by Pimpri Chinchwad Municipal Corporation.
- 2.8 N.A. Order dated 29.02.2024, in case no. Jamin/NA/SR/74/2024 issued by Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune

3. Search report for 30 years from 1994 till 2024.

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 M/s. N. K. Buildcon has acquired development rights of land admeasuring about 00 H 25.93 R i.e. 2593 sq. mtr. out of Survey No. 498/1 i.e. said land and the title of said land is clean, clear and marketable.

4. **OWNER/PROMOTER OF THE LAND:**

The said land belonged to Mr. Ramdas Nivrutti Kalje, Mrs. Shobha Ramdas Kalje, Mr. Vinod Ramdas Kalje, Mr. Sagar Ramdas Kalje and Mrs. Sarika Amol Kale.

5. The report reflecting the flow of the title of M/s. N. K. Buildcon on the said land is enclosed herewith as annexure.

Date: 22.04.2024



SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

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1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Survey No. 498/1(new) i.e. Survey No. 937/1 (old) total admeasuring about 59 R belonged to Mr. Savlaram Sakharam Kalje prior to the year 1957.
- 1.2 That thereafter the said Mr. Savlaram Sakharam Kalje died on 10.07.1957 leaving behind him Mr. Dashrath Savleram Kalje (son), Mr. Dnyaneshwar Sakharam Kalje (brother), Mr. Tukaram Sakharam Kalje (brother) and Mr. Nivrutti Sakharam Kalje (brother) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 4880.
- 1.3 That thereafter the said Mr. Dnyaneshwar Sakharam Kalje died in the year 1970 leaving behind him Mr. Sadashiv Dnyaneshwar Kalje (son), Mrs. Rangubai Baban Dhandekar (daughter), Mrs. Badam Eknath Pathare (daughter), Mrs. Sindhubai Dnyaneshwar Kalje (daughter) and Smt. Hirabai Dnyaneshwar Kalje (widow) as his legal heirs. In furtherance of the same the name of Mr. Sadashiv Dnyaneshwar Kalje (HUF) was mutated on the 7/12 extract vide Mutation Entry No. 8439. However Mr. Sadashiv Dnyaneshwar Kalje, Mrs. Rangubai Baban Dhandekar, Mrs. Badam Eknath Pathare, Mrs. Sindhubai Dnyaneshwar Kalje and Smt. Hirabai Dnyaneshwar Kalje were not made party to further transaction.
- 1.4 That thereafter the said Mr. Nivrutti Sakharam Kalje died on 12.01.2007 leaving behind him Mr. Ramdas Nivrutti Kalje (son), Mrs. Kalpana Kisan Choudhary (daughter) and Smt. Shantabai Nivrutti Kalje (widow) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 12502.
- 1.5 That thereafter the said Mr. Dashrath Savleram Kalje died on 18.01.2009 leaving behind him Mr. Bhikuji Dashrath Kalje (son), Mr. Bhanudas Dashrath Kalje (son), Mrs. Kantabai Narayan Ingle (daughter), Mrs. Baidabai Maruti Sandbhor (daughter) and Mrs. Alkabai Tukaram Kate (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 13747.
- 1.6 That thereafter partition took place between Mr. Bhikuji Dashrath Kalje, Mr. Bhanudas Dashrath Kalje, Mrs. Kantabai Narayan Ingle, Smt. Baidabai Maruti Sandbhor, Mrs. Alkabai Tukaram Kate, Smt. Housabai Sadashiv Kalje, Mr. Dnyaneshwar Sadashiv Kalje, Mr. Navnath Sadashiv Kalje, Mr. Mahendra Sadashiv Kalje, Mrs. Sangita Maruti Bhalekar, Mr. Tukaram Sakharam Kalje, Mrs. Laxmibai Tukaram Kalje, Mr. Jagannath Tukaram Kalje, Mr. Babulal Tukaram Kalje, Mr. Shankar Tukaram Kalje, Mrs. Sharda Shrihari Ghenad, Smt. Shantabai Nivrutti Kalje, Mr. Ramdas Nivrutti Kalje and Mrs. Kalpana Kisan Choudhary. In furtherance of the same the land admeasuring about 00 H 59 R out of Survey No. 498/1 came to the share of Smt. Shantabai Nivrutti Kalje, Mr. Ramdas Nivrutti Kalje and Mrs. Kalpana Kisan Choudhary vide Partition Deed dated 27.09.2010, which is duly registered in the office of the Sub Registrar Haveli No. 18 at Serial No. 8668/2010 read with Correction Deed dated 07.08.2012, which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 8069/2012. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry Nos. 13779 & 15126.
- 1.7 That thereafter said Smt. Shantabai Nivrutti Kalje and Mrs. Kalpana Kisan Choudhary released right title and interest in the aforesaid land in favour of Mr. Ramdas Nivrutti Kalje, Release Deed dated 02.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3107/2013. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 15504.

- 1.8 That thereafter the said Mr. Ramdas Nivrutti Kalje, Mrs. Shobha Ramdas Kalje, Mr. Vinod Ramdas Kalje, Mr. Sagar Ramdas Kalje and Mrs. Sarika Amol Kale agreed to sell the said land to M/s. N. K. Buildcon vide Agreement dated 04.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 7305/2014 and Power of Attorney dated 04.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 7306/2014.
- 1.9 That in consideration of aforesaid Agreement the said M/s. N. K. Buildcon agreed to allot 13600 sq. ft Saleable built up constructed premises in favour of aforesaid land owners, within 36 months from the date of Sanctioned Building plan & N. A. Permission.
- 1.10 That in the aforesaid manner M/s. N. K. Buildcon acquired the development rights of the said land.

2. OTHER TRANSACTIONS:

- 2.1 That thereafter the said Smt. Shantabai Nivrutti Kalje, Mr. Ramdas Nivrutti Kalje, Mrs. Shobha Ramdas Kalje, Mr. Vinod Ramdas Kalje, Mr. Sagar Ramdas Kalje and Mrs. Sarika Amol Kale and Mrs. Kalpana Kisan Choudhary sold the land admeasuring about 475 sq. mtrs. out of Survey No. 498/1 to Mr. Sandip Rasiklal Shah vide Sale Deed dated 05.04.2013 which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 15555/2013. In furtherance of the same name of Mr. Sandip Rasiklal Shah mutated on 7/12 extract vide Mutation Entry No. 15555
- 2.2 That Mr. Sandip Rasiklal Shah have handed over land admeasuring about 475 sq. mt. to Pimpri Chinchwad Municipal Corporation, for 18.0 mtr road widening, vide Possession Receipt dated 05.12.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10663/2013. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation mutated on the 7/12 extract vide Mutation Entry No. 15939.

3. POSSESSION:

It appears from the documentary records that Mr. Ramdas Nivrutti Kalje, Mrs. Shobha Ramdas Kalje, Mr. Vinod Ramdas Kalje, Mr. Sagar Ramdas Kalje and Mrs. Sarika Amol Kale are having true and legal possession of the said property and Present Developer i.e. M/s. N. K. Buildcon is having License possession for the purpose of Development of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 08.02.2024 bearing no. B.P./Charholi/19/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. N. A. PERMISSION:

That the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune, has granted permission for the Non Agricultural use of the said land vide its Order dated 29.02.2024, in case no. Jamin/NA/SR/74/2024.

6. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. N. K. Buildcon has acquired development rights of land admeasuring about 00 H 25.93 R i.e. 2593 sq. mtr. out of Survey No. 498/1 i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 22.04.2024



SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

Housiey.com



CHALLAN
MTR Form Number-6



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|----------------------|-----------------------------------|---------|---------------|---------------------------|---------------------------------|----------------------|-----------------------|---------------------|---------|
| GRN | MH001972480202324E | BARCODE | | | | | Date | 12/05/2023-18:33:33 | Form ID |
| Department | Inspector General Of Registration | | | Payer Details | | | | | |
| Type of Payment | Search Fee Other Items | | | TAX ID / TAN (If Any) | | | | | |
| | | | | PAN No.(If Applicable) | | | | | |
| Office Name | HVL5_HAVELI 5 JOINT SUB REGISTRAR | | | Full Name | LEGAL REALTY LLP | | | | |
| Location | PUNE | | | Flat/Block No. | SURVEY NO. 498 | | | | |
| Year | 2023-2024 One Time | | | Premises/Building | | | | | |
| Account Head Details | | | Amount In Rs. | Road/Street | CHARHOLI BUDRUK | | | | |
| 0030072201 | SEARCH FEE | | 750.00 | Area/Locality | HAVELI PUNE | | | | |
| | | | | Town/City/District | | | | | |
| | | | | PIN | | | | | |
| | | | | Remarks (If Any) | SEARCH FOR 30 YEARS | | | | |
| | | | | Amount In | Seven Hundred Fifty Rupees Only | | | | |
| Total | | | 750.00 | Words | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332023051214869 | 726657491 | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 12/05/2023-18:34:35 | Not Verified with RBI | | |
| Name of Bank | | | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | | |

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 0000000000

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



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|----------------------|-----------------------------------|---------------|-----------|---------------------------|--------------------------|----------------------|-----------------------|--|
| GRN | MH000981767202425E | BARCODE | [Barcode] | | Date | 22/04/2024-16:10:52 | Form ID | |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Search Fee Other Items | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | | | | |
| Office Name | HVL5_HAVELI 5 JOINT SUB REGISTRAR | | | Full Name | LEGAL REALTY LLP | | | |
| Location | PUNE | | | | | | | |
| Year | 2024-2025 One Time | | | Flat/Block No. | SURVEY NO. 498 | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | | | |
| 0030072201 | SEARCH FEE | | 25.00 | Road/Street | CHARHOLI BUDRUK | | | |
| | | | | Area/Locality | HAVELI PUNE | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | | | | |
| | | | | Remarks (If Any) | SEARCH FOR 1 YEAR | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | Amount In | Twenty Five Rupees Only | | | |
| Total | | | 25.00 | Words | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332024042213093 | 741010575 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 22/04/2024-16:16:25 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | IDBI BANK | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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