

SAMBHAJIDAMODARCHAVAN

B.S.L.L.B(Advocate)

Resi:-Plot No.24, Nityanand Housing
Society, S.No.30, Dhankawadi,
Pune-411043.

Off:-Shop No. 6 &7, Ganraj
Heights, Behind Hotel Akshay,
Pune - Satara Road,
Dhankawadi,Pune-411043
☎-24372957

Date-03/04/2024

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

To
MahaRERA

LEGAL TITLE REPORT

Sub :Title clearance certificate with respect to land bearing Survey No.1,Hissa No. 3/1 situated at revenue village Autade Handewadi, Tal. - Haveli, Dist. - Pune (Herein after referred to and called as the said land property)

I have investigated the title of the said land property on the request of M/S.Bhagwat Pardeshi Realty, registered Partnership Firm, having its registered office at - 1140, Shukrawar Peth, Pune Through its Partners namely 1) Mr. Shivaji Pandurang Bhagwat, 2) Mr. Mahesh Pandurang Bhagwat, 3) Mrs. Varsha Shivaji Bhagwat, 4) Mrs. Jayashree Mahesh Bhagwat, 5) Mrs. Supriya Pratap Bhagwat, 6) Mr.Ashok Kapoor singh Pardeshi, 7) Mr. Vilas Ashok Pardeshi and following documents i.e.:-

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- 1) Land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 50 Are i.e. 5000 Sq.Mtrs. out of land admeasuring an area about 03 H 63 Are plus Pot Kharaba area about 00 H 43 Are total land admeasuring an area about 04 H 06 Are assessed at Rs. 07 Paisa 25 situated at revenue village Autade Handewadi, Tal. - Haveli, Dist.-Pune, within the limits of Pune Municipal Corporation and within the local limits of Sub - Registrar,Haveli No.1 to 26,Pune.

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- 2) Copy of Registered Sale Deed dated 22/06/1995, registered in the office of Sub-Registrar, Haweli No. 3, Pune, at Serial No.5001/1995,on 22/06/1995.
- 3) Copy of Registered Sale Deed dated 22/06/1995, registered in the office of Sub-Registrar, Haweli No. 3, Pune, at Serial No.5010/1995,on 22/06/1995.
- 4) Copy of Registered Sale Deed dated 06/01/1999, registered in the office of Sub-Registrar, Haweli No. 3, Pune, at Serial No.138/1999, on 08/01/1999.
- 5) Copy of Registered Sale Deed dated 06/01/1999, registered in the office of Sub-Registrar,Haweli No. 3, Pune, at Serial No.139/1999,on 08/01/1999.
- 6) Copy of Registered Gift Deed dated 15/03/2011, registered in the office of Sub-Registrar, Haweli No. 2, Pune, at Serial No.2563/2011,on15/03/2011.
- 7) Copy of Registered Sale Deed dated 10/03/2011, registered in the office of Sub-Registrar, Haweli No. 2, Pune, at Serial No.2564/2011,on15/03/2011.
- 8) Copy of 7/12 Extract of land bearing Survey No. 1, Hissa No. 3/1 of revenue village Autade Handewadi, Tal. - Haveli, Dist. - Pune issued by Talathi, dated 24/11/2023, Copy of Mutation Entry Nos. 2092, 2843, 4983, 5963, 7102, 7754, 8174, 445, 1540, 1542, 3137, 3138.
- 9) Search and Title Report for the period of 30 years i.e. from year 1985 to 2014, Supplementary Title Report for the period of 04 years i.e. from year 2014 to 2017 and Supplementary Search and Title Report for the period of 07 years i.e. from year 2017 to 2023 till today.

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On perusal of the above mentioned documents and all other relevant documents relating to title of the said land property I am of the opinion that the title of M/S. Bhagwat Pardeshi Realty, registered Partnership Firm, Through its Partners namely 1) Mr.Shivaji Pandurang Bhagwat, 2) Mr. Mahesh Pandurang Bhagwat, 3) Mrs.Varsha Shivaji Bhagwat, 4) Mrs.Jayashree Mahesh Bhagwat, 5)Mrs.Supriya Pratap Bhagwat, 6) Mr.Ashok Kapoor singh Pardeshi, 7) Mr.Vilas Ashok Pardeshi is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Shivaji Pandurang Bhagwat is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 8.335 Are via Sale deed Doc. No. 5010/95 dtd. 22/06/1995 and via Sale Deed Doc. No. 5001/95 dtd. 22/06/1995.
- 2) Mr. Mahesh Pandurang Bhagwat is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 12.335 Are via Sale deed Doc. No. 2564/2011 dtd. 15/03/2011.
- 3) Mrs. Varsha Shivaji Bhagwat is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 4.335 Are via Gift Deed Doc. No. 2563/2011 dtd. 15/03/2011.
- 4) Mrs. Jayashree Mahesh Bhagwat is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 4.335 Are via Sale deed Doc. No. 139/99 dtd. 06/01/1999.
- 5) Mrs. Supriya Pratap Bhagwat is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 4.005 Are via Sale deed Doc. No. 138/99 dtd. 06/01/1999.
- 6) Mr. Ashok Kapoor singh Pardeshi is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 8.33 Are via Sale deed Doc. No. 5010/95 dtd. 22/06/1995 and via Sale Deed Doc. No. 5001/95 dtd. 22/06/1995.
- 7) Mr. Vilas Ashok Pardeshi is owner of land bearing Survey No. 1, Hissa No. 3/1, admeasuring an area about 00 H 8.335 Are via Sale deed Doc. No. 5010/95 dtd. 22/06/1995 and via Sale Deed Doc. No. 5001/95 dtd. 22/06/1995,

thus total land admeasuring an area about 00 H 50 Are (8.335+12.335+4.335+4.335+4.005+8.33+8.335) i.e. 5000 Sq.Mtrs.(out of land admeasuring an area about 03 H 63 Are plus Pot Kharaba area about 00 H 43 Are total land admeasuring an area about 04 H 06 Are assessed at Rs. 07 Paisa 25 situated at revenue village Autade. Handewadi, Tal. - Haveli, Dist. - Pune.

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Developer of the land:

All the above mentioned land areas were transferred by the above mentioned owners being partners to **M/s Bhagwat Pardeshi Realty**, a registered partnership firm through **introduction of capital** in the form of the said land areas as mentioned above vide **registered partnership Doc. No. 302/2014, dtd. 09/01/2014**.

The report reflecting the flow of the title of the M/S. Bhagwat Pardeshi Realty, registered Partnership Firm, Through its Partners namely 1) Mr. Shivaji Pandurang Bhagwat, 2) Mr. Mahesh Pandurang Bhagwat, 3) Mrs. Varsha Shivaji Bhagwat, 4) Mrs. Jayashree Mahesh Bhagwat, 5)Mrs.Supriya Pratap Bhagwat, 6)Mr.Ashok Kapoor singh Pardeshi, 7) Mr. Vilas Ashok Pardeshi on the said land property is enclosed herewith as annexure.

Encl:Annexure.

Pune,

Date:03/04/2024.



SAMBHAJID.CHAVAN

(ADVOCATE)

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FLOW OF THE TITLE OF THE SAID LAND

- 8) Copy of 7/12 Extract of land bearing Survey No.1, HissaNo. 3/1 of revenue village Autade Handewadi, Tal. - Haveli, Dist.- Pune as on date of application for registration..
- 2) Copy of Mutation Entry Nos. 2092, 2843, 4983,5963, 7102, 7754, 8174, 445, 1540, 1542, 3137, 3138.
- 3) Search and Title Report for the period of 30 years i.e. from year 1985 to 2014, Supplementary Title Report for the period of 04 years i.e. from year 2014 to 2017 and Supplementary Search and Title Report for the period of 07 years i.e. from year 2017 to 2023 till today taken from Sub Registrar Haveli No.9, Pune.

Date:03/04/2024.



SAMBHAJID.CHAVAN
(ADVOCATE)