



SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.
ADVOCATE & NOTARY
(GOVT. OF INDIA)
539/3084, Akshay Society,
Sant Tukaram Nagar,
Pimpri - Pune - 411 018.
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Ref. No.

Date: 08/01/2023

FORNATE - A (Circular No 28/2021)

To,
Maha RERA
BKC Housefin Bhavan
Plot No C-21, Near RBI, E Block
Bandra Kurla Complex, Bandra (E)
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Gat No 648 (Old Gat No 1014) admeasuring 01 Hectares 42 Ares i.e. 14200.00 sq.mtrs., out of which M/s Sahyadri Landmarks proposed to construct project '**SAHYADRI PLUMERIA**' on the plot of land admeasuring **6254.73 Sq. Mtrs.** Out of said larger land situated at revenue village Borhadewadi, Taluka - Haveli, District - Pune 412105, (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s Sahyadri Landmarks a partnership firm represented by its partner Mr. Rajesh Vasantao Pawar and following documents i.e. :-

- 1) **Description of the property:** - All the piece and the parcel of the land bearing Gat No 648 (Old Gat No 1014) area admeasuring 01 H 38 Aar + Potkharaba 00 H 04 Aar total area admeasuring 01 H 42 Aar i.e. 14200.00 sq.mtrs. and assessed at Rs. 01 Paise 42 situated at revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and the same is bounded as follows

On or towards EAST	By Gat No 635
On or towards SOUTH	By Gat No 651
On or towards WEST	By Gat Nos 642 to 646 & 649 (Part),
On or towards NORTH	By Gat No 639, 636 & 637

- 2) The documents of allotment of plot as under:-
 - a. Photocopy of Sale deed dated 03/03/1993 registered in the office of the Joint Sub-Registrar Haveli No 8 Pune at serial No 701/93 dated 03/03/1993.
 - b. Photocopy of Sale deed dated 22/06/2010 registered in the office of the Joint Sub-Registrar Haveli No 19 Pune at serial No 5722/10 dated 22/06/2010. Copy of Sale deed dated 04/01/2021 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 46/21 dated 04/01/2021.
 - c. Photocopy of Sale deed dated 05/01/2021 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 78/21 dated 05/01/2021.
 - d. Photocopy of Gift deed dated 05/01/2021 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 82/21 dated 05/01/2021.
 - e. Photocopy of Development Agreement + Index II + Registration Receipt dated 18/03/2022 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 4983/22 dated 18/03/2022.
 - f. Photocopy of Power of attorney + Registration Receipt dated 18/03/2022 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 4984/22 dated 18/03/2022.
 - g. Photocopy of Development Agreement + Index II + Registration Receipt dated 18/03/2022 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 4987/22 dated 18/03/2022.
 - h. Photocopy of Power of attorney + Registration Receipt dated 18/03/2022 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 4988/22 dated 18/03/2022.

- i. Photocopy of Village Form 7,7A and 12 of in respect of Gat No 648 of the revenue village Borhadewadi, Taluka - Haveli, District Pune
 - j. Photocopy of mutation entries in respect of Gat No 648 (old Gat No 1014) of the revenue village Borhadewadi, Taluka Haveli, District Pune.
 - k. Photocopy of the Zone Certificate in respect of Gat No 648 (old Gat No 1014) of the revenue village Borhadewadi, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C. Copy of the D.P. Opinion in respect of Gat No 648 (old Gat No 1014) of the revenue village Borhadewadi, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
 - l. Photocopy of the D.P. Opinion in respect of Gat No 648 (old Gat No 1014) of the revenue village Borhadewadi, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
 - m. Photocopy of demarcation dated 08/03/2021
 - n. Photocopy of public notice dated 18/02/2022
 - o. Photocopy of sanctioned plan dated 20/12/2022
 - p. Photocopy of Commencement certificate Dated 20/12/2022
 - q. Photocopy of order issued by office Hon'ble Uppar Tahasildar Pimpri Chinchwad Pune dated 20/05/2022
- 3) 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 M/s Sahyadri Landmarks represented by its partner Mr. Rajesh Vasantarao Pawar, to the said land is clear, marketable and without any encumbrances.

Owners of the land :-

Sr. No.	Land Owners	Area
1.	Prakash Narayan Borhade & Vikas Narayan Borhade	00 H 56.00 Aar
2.	M/S V. M Matere Reality through its partners Mr. Rohit Vishnu Metere & Shirkant Gulabrao Matere	00 H 35.50 Aar
3.	M/s Sahyadri Landmarks through by its partner Mr. Rajesh Vasantarao Pawar	00 H 50.50 Aar

Qualifying comments/remarks if any NA

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
- 5) Since our scope of work does not include considering aspects within the domain of architect and surveyor, we have not carried out any physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.
- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.
Date:- 08/01/2023

Advocate.

SANJAY M. SAGAVEKAR
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(Circular No. :- 28 / 2021)

Date: 08/01/2023

FLOW OF THE TITLE OF THE SAID LAND.

Ref. - Gat No 648 (Old Gat No 1014) to the extent of area admeasuring 01 Hectares 42 Ares i.e. 14200.00 sq.mtrs., of the revenue village Borhadewadi, Taluka - Haveli, District - Pune 412105.

- 1) Photocopy of 7/12 extract / P.R. Card as on date of application for registration.
- 2) Photocopy of Mutation Entry No 3929, 7805, 7506 & 7507 in respect of Gat No 648 of the revenue village Borhadewadi, Taluka - Haveli, District - Pune
- 3) Photocopy of Sale Deed + Index II Sr no. 5722/10 SRO HVL NO 19 dated 22/06/2010.
- 4) Photocopy of Sale Deed + Index II Sr no. 46/21 SRO HVL NO 18 dated 04/01/2021.
- 5) Photocopy of Sale Deed + Index II Sr no. 78/21 SRO HVL NO 18 dated 05/01/2021.
- 6) Photocopy of Gift Deed + Index II Sr no. 82/21 SRO HVL NO 18 dated 05/01/2021.
- 7) Photocopy of Development Agreement + Index II Sr no. 4983/22 SRO HVL NO 18 dated 18/03/2022.
- 8) Photocopy of Development Agreement + Index II Sr no. 4987/22 SRO HVL NO 18 dated 18/03/2022.
- 9) Photocopy of Search report for 30 years from 1992 to 2022 issued by Advocate Sanjay M. Sagavekar dated 08/02/2022
- 10) Photocopy of Supplementary Search report for 11 Months years from 2022 to 2023 issued by Advocate Sanjay M. Sagavekar dated 08/01/2023
- 6) Any other relevant title - N.A.
- 7) Litigations if any - N.A.

Date: 08/01/2023


Advocate.

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