

ANANT S. RANDIVE
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ADVOCATE

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RANDIVE & RANDIVE
ASSOCIATES
PUNE | AURANGABAD

OFFICE: 101, 1ST FLOOR,
RITIKA RESIDENCY,
NISARG POOJA SOCIETY,
MANKAR CHOWK, WAKAD,
PUNE - 411057.
TEL: 020 - 29529771
MOB.: 9503111999

REF.NO.

DATE :

FORMAT - A
LEGAL TITLE REPORT

To,
MAHARERA
PUNE.

Sub:- Title Clearance Certificate with respect land admeasuring 00 H 60 R out of Survey No. 254 Hissa No. 1, having corresponding CTS No. 912 ,913 ,942 & 943 (Hearin after called as property mentioned in Schedule – I) and land admeasuring 00 H 27.3 R out of Survey No. 254 Hissa No. 3 A, having corresponding CTS No. 912, 943 & 944 (Hearin after called as property mentioned in Schedule –II) totally admeasuring 00 H 87.3 R, and after amalgamation in aggregate, and as per the sanction Plan of Pimpri – Chinchwad Municipal Corporation approximately admeasuring 8730 Sq. Mtrs square meters situated with in the limits of Pimpri- Chinchwad Municipal in revenue Village Wakad Tal:- Mulshi, Dist:- Pune (hereinafter referred as the said “Land”)

I have investigated the title of the said lands on the request M/s. Waghare Associates, through It's Partner Shri. Sandeep Balkrishna Waghare, having an office at – Tapovan Road, Pimpri, Pune- 411017 and the following documents i.e. :-



1. Description of Schedule – I Land.

All that piece and parcel of the land bearing Survey No. 254 Hissa No. 1, having corresponding CTS No. 912 ,913 ,942 & 943 admeasuring about 0 Hector 71.8 R + Potkharab 00 H 4.1 R, totally admeasuring 00 H 75.9 R, out of entire property an area admeasuring 00 H 60 R, situated in Village Wakad Tal:- Mulshi, Dist:- Pune (Maharashtra) within the limits of Pimpri- Chinchwad Municipal Corporation and Registration Sub District Taluka of Haveli and Registration District of Pune.

On Towards East:- Property admeasuring 00 H 3 R owned by Mr. Gulab V. Bhuruk & Property admeasuring 00 H 12.9 owned by Mr. Dilip, Mr. Ashok & Sunil Nathu Kaspate

On Towards South: By Property owned by Mr. Shantaram Kaspate.

On Towards West: By 24 Mtrs. wide DP Road.

On Towards North: By Property owned by Mr. Shivajirao Kaspate together with all appurtenances and rights of easement etc.

2. Description of Schedule – II Land.

All that piece and parcel of the land bearing No. 254 Hissa No. 3 A, having corresponding CTS No. 912, 943 & 944 admeasuring about 0 Hector 34.9 R + Potkharab 00 H 1.5 R, totally admeasuring

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00 H 36.4 R, out of entire property and area admeasuring 00 H 27.3 R, situated in Village Wakad Tal:- Mulshi, Dist:- Pune (Maharashtra) within the limits of Pimpri- Chinchwad Municipal Corporation and Registration Sub District Taluka of Haveli and Registration District of Pune.

On Towards East :- By Property owned by Mr. Shankar
Sopan Kaspate.

On Towards South: By Property owned by Mr. Gopan
Vithoba Kaspate.

On Towards West: By Road.

On Towards North: By Property owned by Bhuruk.

3. The Documents of Allotment of Schedule – I Land.

- i. Village form No 7 x 12 from the period of 1991 to 2001
- ii. Village form No 7 x 12 from the period of 2002 to 2012
- iii. Mutation Entries No. 12319
- iv. Village form No 7 x 12 from the period of 2012 to 2015
- v. Village form No 7 x 12 from the period of 2016 to 2024
- vi. Mutation Entries No. 15327, 16493, 16155, 16744, 17290,
- vii. Akarband Register copy
- viii. Zone Certificate dated 27/09/2012
- ix. Public Notice dated 18/01/2012
- x. Gift Deed No. 9048/2019
- xi. Partition Deed No. 13996/2019



- INANT
SL. LL.B., I
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M: 9881
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- xii. Sale-Deed No. 2895/2022
 - xiii. Power of Attorney No. 2896/2022
 - xiv. Search & Title Report for the period of 1993 to 2022 by Adv. Prasanna Waghere
 - xv. Demarcation maps No.5825/2021
 - xvi. D. P. Opinion
 - xvii. Public Notice dated 7/5/2022.
 - xviii. I. O. D.
 - xix. Amalgamation order
 - xx. Joint Demarcation

4. The Documents of Allotment of Schedule – II Land .

- i. Village form No 7 x 12 from the period of 1991 to 2000
 - ii. Mutation Entries No. 5318, 8011, 8120.
 - iii. Village form No 7 x 12 from the period of 2001 to 2015
 - iv. Mutation Entries No. 2342, 11213.
 - v. Village form No 7 x 12 from the period of 2016 to 2024.
 - vi. Mutation Entries No. 15011, 15485, 16475, 16780.
 - vii. Akarband Register copy
 - viii. Zone Certificate dated 27/09/2012
 - ix. Power of Attorney 3155/2024.
 - x. Sale-Deed No. 6283/2015
 - xi. Power of Attorney No. 6284/2015
 - xii. Search & Title Report for the period of 1993 to 2022 by Adv. Prasanna Waghere
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- xiii. Demarcation maps No.5825/2021
- xiv. D. P. Opinion
- xv. Public Notice dated 7/5/2022.
- xvi. I. O. D.
- xvii. Amalgamation order
- xviii. Joint Demarcation.

5. That on 7/12 extract of Survey no. 254/1 by Mutation entry No, 17290 and on Survey no. 254/3 A by Mutation entry No, 17448 name of M/s. Waghere Associates, through Its's Partner Shri. Sandeep Balkrishna Waghere is shown in Occupant collum.

6. Search Report for 30 Years from 1994 to 2024.

1. I have conducted a physical search of properties mentioned in Schedule- I & II in Sub- the Registrar office Pune and an online search on the IGR site from 1994 to 2024 by paying Search Fees to the Inspector General of Registration vide GRN Nos. MH001497205202425P & MH001497439202425P respectively both dated 02/05/2024, under Challan MTR Form No. 6 in respect of the said property.

2. On Perusal of the above-mentioned documents and all other relevant documents relating to title of the both properties, I am of the opinion that the title of M/s. Waghere Associates, through



Its Partner Shri. Sandeep Balkrishna Waghere in respect of land admeasuring 00 H 60 R out of Survey No. 254 Hissa No. 1, having corresponding CTS No. 912 ,913 ,942 & 943 and land admeasuring 00 H 27.3 R out of Survey No. 254 Hissa No. 3 A, having corresponding CTS No. 912, 943 & 944 (totally admeasuring 00 H 87.3 R, and after amalgamation in aggregate, and as per the sanction Plan of Pimpri – Chinchwad Municipal Corporation approximately admeasuring 8730 Sq. Mtrs square meters situated within the limits of Pimpri- Chinchwad Municipal in revenue Village Wakad Tal:- Mulshi, Dist:- Pune is clear, marketable and without any encumbrances and said owner/ developer has the absolute right to develop and convey the properties and rights in respect of the said properties.

3. Owner/ Promoter of the Land- The said Land belonged to M/s. Waghere Associates through Sale- Deed No. 2895/2022, dated 22/02/2022 and Sale- Deed No. 6283/2015, dated 16/07/2015.

4. The report reflecting the flow of the title of the M/s. Waghere Associates, through Its Partner Shri. Sandeep Balkrishna Waghere on the said lands is enclosed herewith as annexure



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FORMAT- A
(Circular No. 28/2021)

**1 FLOW OF THE TITLE OF THE SCHEDULE- I,
PROPERTY**

That I have perused the documents and revenue records i.e. 7/12 extracts from 1994 – 2024, mutation entry records and other documents supplied to us by our client relates to Survey No. 254 Hissa No. 1, having corresponding CTS No. 912, 913, 942 & 943 and based on that we have made the following observations regarding the title of the scheduled property

A. Village form No 7 x 12 from the period of 1990 to 2001

As per the revenue record it appears that Mr. Nathu Pandurang Kaspate and Others 2 have applied to Tahsildar, Mulshi U/s. 85 of Maharashtra Land Revenue Code, 1966 for Partition of their ancestral properties, and accordingly the Tahsildar Mulshi by its Order No. H.NO/VATAP/SR/58/1985, dated 02/12/1985 allowed the application and accordingly, Survey No. 254/1 admeasuring 00 H. 75.9 R, and Survey No. 234/7 came to the share of Sou. Mathubai Vitthal Bhuruk and accordingly her name has been recorded in the occupant column of the 7/12 extract of the said properties by mutation entry no.2906



i. Village form No 7 x 12 from the period of 2001 to 2012

i. Mutation Entry No. 12319

As per the mutation entry, it appears that Sou. Mathubai Vitthal Bhuruk has repaid the loan amount to the Wakad Vividh Karyakari Sahakari Society and accordingly the name of said society was deleted from the other rights column of said property.

ii. Village form No 7 x 12 from the period 2012 to 2015

During the search, we don't find any new entries in said period.

iii. Village form No 7 x 12 from the period of 2016 to 2024

i. Mutation Entry No. 16000

As per the mutation entry, it appears occupant Smt. Mathubai Vitthal Bhuruk died on 11/10/ 2017 leaving behind his only son Mr. Vasant Vithoba @ Vitthal Bhuruk and accordingly, his name came to be recorded in the occupant column of said property.

ii. Mutation Entry No. 16155

As per the mutation entry, it appears that occupant Mr. Vasant Vithoba @ Vitthal Bhuruk died on 8/03/2018 leaving behind his wife Smt. Gulab Vasant Bhuruk and 2 married daughters Sou. Kalpana Ankush Pokhale and Sou. Rekha Dattatraya Wakadkar accordingly names of his legal heirs came to record in the occupant column as a legal heir on 7/12 on said property.



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- iii. **Registered Gift Deed No. 9048/2019, dated 8/8/2019 registered in the office of Joint Sub-Registrar, Haveli No. 17, Pune.**

It appears that occupant Smt. Gulab Vasant Bhuruk has transferred her share i.e. 00 H. 12.90 R, out of the entire land of Survey No. 254/1, by Registered Gift Deed dated 08/08/2019 bearing No. 9048/2019 registered in the office of Joint Sub-Registrar, Haveli No. 17, Pune in favour of Shri. Ashok Nathu Kaspate, Shri. Dilip Nathu Kaspate and Shri. Sunil Nathu Kaspate accordingly their names came to be recorded in respect of land admeasuring 00 H. 12.90 R, by mutation entry no 16493.

- iv. **Registered Partition Deed No. 13996/2019, dated 9/9/2019 registered in the office of Joint Sub-Registrar, Haveli No. 18, Pune.**

It appears that the occupants Smt. Gulab Vasant Bhuruk , Sou. Kalpana Ankush Pokhale and Sou. Rekha Dattatraya Wakadkar has entered into an executed registered Partition Deed, dated 09/09/2019 at Sr. No. 13996/2019 registered in the office of Joint Sub-Registrar, Haveli No. 18, Pune in respect of 00 H 75.90 R, out of total land of Survey No. 254/1. It further appears that by said Partition Deed 00 H 03 R. land came to the share of Smt. Gulab Vasant Bhuruk and remaining land measuring 00 H 60 R, jointly came to the share of Sou. Kalpana Ankush Pokhale and



Sou. Rekha Dattatraya Wakadkar and accordingly effect of Partition Deed is given on 7/12 exact by mutation entry No. 16744.

- v. **Registered Sale-Deed No. 2895/2022 & Power of Attorney No. 2896/2022 dated 22/2/2022 registered in the office of Joint Sub-Registrar Haveli No. 25 Pune.**

It appears that the occupants Sou. Kalpana Ankush Pokhale and Sou. Rekha Dattatraya Wakadkar has transferred 00 H 60 R out Survey No. 254/1 in favour of M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere by registered Sale- Deed No. 2895/2022 & Power of Attorney No. 2896/2022 dated 22/2/2022, both registered in the office of Joint Sub-Registrar Haveli No. 25 Pune and accordingly name Purchasers i.e. M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere came to be recorded in respect 00 H 60 R out Survey No. 254/1, by mutation entry no. 17290.

- vi. The 7/12 extract of Survey no. 254/3 A issued by Talathi Wakad, Tal:- Haveli Dist. Pune and Mutation entry No, 17448 showing the name of M/s. Waghere Associates, through Its Partner Shri. Sandeep Balkrishna Waghere,



REF.NO.

DATE :

2 FLOW OF THE TITLE OF THE SCHEDULE- II, PROPERTY

That I have perused the documents and revenue records i.e 7/12 extracts from 1994 – 2024, mutation entry records and other documents supplied to us by our client and based on that we have made the following observations regarding the title of the scheduled property.

A. Village form No 7 x 12 from the period of 1991 to 2000

i. That as per mutual partition between, Shri. Namdeo Rama Kaspate, Shri. Sopana Rama Kaspate, Shri. Vithoba Rama Kaspate & Shri. Aba Rama Kaspate, out of total land of Survey No. 254/3, land bearing Survey No. 254 Hissa No. 3 A, admeasuring about 0 Hector 34.9 R + Potkharab 00 H 1.5 R, totally admeasuring 00 H 36.4 R, came to share of Shri. Sopana Rama Kaspate and accordingly his name is recorded on 7/12 extract of the said property by Mutation Entry No. 1528.

ii. Mutation Entry No. 5318

As per the mutation entry, it appears that occupant Shri. Sopana Rama Kaspate has repaid the loan amount to the Bank of Maharashtra and accordingly name of said Bank was deleted from the other rights column of said property.

iii. Mutation Entry No. 8011

As per the mutation entry, it appears that occupant Shri. Sopana Rama Kaspate died on 4/01/2000 and after his death name of his 4 sons



namely Shri. Shantaram Sopan Kaspate, Shri. Shankar Sopan Kaspate, Shri. Balu Sopan Kaspate, Shri. Ananda Sopan Kaspate, and 2 married daughters namely Sou. Vaishali Vasant Bhegade, Sou. Tai Chandrakant Rakshe came to be recorded as his legal heir on 7/12 on said property.

iv. Mutation Entry No. 8120

As per the mutation entry, it appears that the Occupant has repaid the loan amount to the 'Wakad Vividh Karyakari Sahakari Society and accordingly the name of said society was deleted from the other rights column of said property.

B. Village form No 7 x 12 from the period of 2001 to 2015

i. Registered Release -Deed No. 3226/2006, dated 26/4/2006 registered in the office of Joint Sub-Registrar, Haveli No. 15, Pune

It appears that occupants Sou. Vaishali Vasant Bhegade, Sou. Tai Chandrakant Rakshe has released their rights, title interest in Survey No. 254/3 A and other properties in favour of their brothers Shri. Shantaram Sopan Kaspate, Shri. Shankar Sopan Kaspate, Shri. Balu Sopan Kaspate, Shri. Ananda Sopan Kaspate by registered Release-Deed No 3226/2006, dated 26/04/2006 registered in the office of Sub-Registrar, Haveli No. 15, Pune accordingly names of Sou. Vaishali Vasant Bhegade, Sou. Tai Chandrakant Rakshe came to be deleted by mutation entry no. 11213.

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ii. Mutation Entry No.15011

As per the mutation entry, it appears that occupant Shri. Shantaram Sopana Kaspate died on 18/04/2015 and after his death name of his widow Smt. Shanta Shantaram Kaspate has three sons namely Shri. Bharat Shantaram Kaspate, Shri. Ganesh Shantaram Kaspate, Shri. Nitin Shantaram Kaspate, and married daughter namely Sou. Varsha Kalidas Balwadkar, came to be recorded as his legal heir on 7/12 on said property.

iii. Registered Power of Attorney No. 3155/2014, dated 4/4/2014 registered in the office of Joint Sub-Registrar, Haveli No. 19 Pune. It appears that the occupant Miss. Kajal Shankar Kaspate has given all her rights in respect of S. No. 254/ 3A to her father Shri. Shankar Sopan Kaspate by Power of Attorney.

iv. Registered Sale-Deed No. 6283/2015 & Power of Attorney No. 6284/2015 dated 16/7/2015 registered in the office of Joint Sub-Registrar Haveli No. 5 Pune.

It appears that the occupants Shri. Shankar Sopan Kaspate , Shri. Balu Sopan Kaspate, Shri. Ananda Sopan Kaspate and all legal heirs have transferred their entire shares i.e. 00 H 27.3 R in favour of M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere by registered Sale- Deed No. 6283/2015 & Power of Attorney No. 6284/2015 dated 16/7/2015, registered in the office of Joint Sub-



Registrar Haveli No. 5 Pune accordingly name of Purchaser M/s. Waghare Associates, Through It's Partner Shri. Sandeep Balkrishna Waghare came to be recorded on 7/12 exact of said property by mutation entry no. 16475.

C. Village form No 7 x 12 from the period of 2016 to 2024

vii. Order dated 3/8/2021 passed by Tahashildar Mulshi (Paud) in Case No. SR/ 155/299/2021.

That Hon'ble Tahashildar Mulshi (Paud) by its order dated 3/8/2021 in Case No. SR/ 155/299/2021 direct to delete the name of Shri. Dhondi Babaji Sakhare from the other rights column of said property.

viii. Mutation Entry No. 17187

As per the mutation entry, it appears that as per the order passed by Hon'ble Tahashildar Mulshi (Paud) dated 3/8/2021 in Case No. SR/ 155/299/2021 name of Shri. Dhondi Babaji Sakhare from the other rights column of said property.

ix. Order dated 7/7/2021 passed by Tahashildar Mulshi (Paud) in Case No. SR/ 155/434/2022.

That Hon'ble Tahashildar Mulshi (Paud) by its order dated 7/7/2022 in Case No. SR/ 155/434/2022 directed to carry out separate entry of Purchaser M/s. Waghare Associates, Through It's Partner Shri. Sandeep Balkrishna Waghare as per Sale- Deed No. 6283/2015 &



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Power of Attorney No. 6284/2015 dated 16/7/2015 on 7/12 extract of
00 H 27.3 R.

x. Mutation Entry No. 17448

As per the mutation entry, it appears that as per the order of Hon'ble
Tahashildar Mulshi (Paud) dated 7/7/2022 in Case No. SR/
155/434/2022 name M/s. Waghere Associates, Through It's Partner
Shri. Sandeep Balkrishna Waghere were recorded on 7/12 extract of
00 H 27.3 R. of said property.

xi. PUBLIC NOTICE, DATED 07/5/2022.

The Occupant / Developer. M/s. Waghere Associates, Through It's
Partner Shri. Sandeep Balkrishna Waghere has issued Public Notice, in
Daily Prabhat, through Adv. Prasanna S. Waghere after submitting the
plan to Pimpri- Chinchwad Municipal Corporation, Building
Department. He has not received any objection to the Public Notice.

xii. DEMARCATION

The Promoters have carried demarcation of land Mentioned in
Schedule-I & II vide Demarcation No. 5824/2021, & Demarcation No.
5825/2021 respectively dated 29/11/2021.

xiii. D. P. OPINION

The authorities of Pimpri- Chinchwad Municipal Corporation has given
D.P. Opinion of land mentioned in Schedule - I & II vide Narvi/ Kavi/
39/17/2022 & Narvi/ Kavi/ 39/18/2022, respectively dated 01/02/2022.



xiv. LAYOUT SANCTION

The authorities of Pimpri- Chinchwad Municipal Corporation has sanction the layout of Promoter vide BP/Layout/ Wakad/ 13/2024, dated 02/02/2024.

xv. AMALGAMATION OF LANDS.

M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere has amalgamated land bearing Gat No. 254/1, 254/3 A, P. having corresponding CTS Nos. 912, 913, 942, 943 & 944 and carry out joint demarcation and accordingly the and concerned authority issued K Prath" bearing No. 5841/2024 dated 19/03/2024.

xvi. COMMENCEMENT CERTIFICATE

The Building Permission department of Pimpri- Chinchwad Municipal Corporation has issued a Commencement Certificate to the Promoter M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere in respect of lands more particularly described in Schedule – I & II, bearing No. BP/ Layout / Wakad/ 102/2024, dated 01/08/2024 for total area admeasuring 9536.76 Sq. Mtrs.

xvii. On perusal of the above-mentioned documents and all other relevant documents related to the titles of the said property, I am of the opinion that the title of M/s. Waghere Associates, Through It's Partner Shri. Sandeep Balkrishna Waghere is clear, marketable and without any encumbrances in respect of respect of land admeasuring 00 H 60 R out

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of Survey No. 254 Hissa No. 1, having corresponding CTS No. 912 ,913 ,942 & 943 and land admeasuring 00 H 27.3 R out of Survey No. 254 Hissa No. 3 A, having corresponding CTS No. 912 , 943 & 944 (totally admeasuring 00 H 87.3 R, and after amalgamation in aggregate, and as per the sanction Plan of Pimpri – Chinchwad Municipal Corporation approximately admeasuring 8730 Sq. Mtrs square meters situated with in the limits of Pimpri- Chinchwad Municipal in revenue Village Wakad Tal:- Mulshi, Dist:- Pune.

xviii. As on today there is no litigation filed or pending in respect of both properties.

PUNE

PUNE | AURANGABAD

DATE 02/09/2024

Yours Faithfully

(Adv. Anant S. Randive)

For Randive & Randive

Associates,

Pune & Aurangabad.



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