



SANTOSH B. KAMBLE Advocate & Notary Govt. Of India

E-mail :- santoshadv1976@gmail.com
Mob. :- 9890140454 / 7798095818

3

○ Flat No. 3, Aboli Heights,
Kasturba Hsg. Society, Vishrantwadi,
Pune - 411015.

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Gat No. 1130 (P)** situated at **Wagholi**, Taluka **Haveli**, District **Pune** (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Triaa Lifespaces LLP** and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by **Local Talathi Office** dated **30/04/2021**, mutation entry no. **16175**.
- 4) Search report for 30 years from **1992** till **2021**.

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 **Triaa Lifespaces LLP** is clear, marketable and without any encumbrances.

Owners of the land

- (1) **Triaa Lifespaces LLP**, Gat No. **1130 (P)**
- (2) Qualifying comments/remarks if any:- **No**

3/- The report reflecting the flow of the title of the **Triaa Lifespaces LLP** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 23-12-2021


SANTOSH B. KAMBLE
ADVOCATE & NOTARY



FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. **16175**.
3. Search report for 30 years from **1992** Taken from Sub-Registrar' office at **Haveli, Pune**.
4. Any other relevant title.
5. Litigations if any.

Date: 23-12-2021

Housiey.com


SANTOSH B. KAMBLE
ADVOCATE & NOTARY



TO WHOM SO EVER IT MAY CONCERN
SEARCH & TITLE REPORT

Dear Sir,

Applicant :- Triaa Lifespaces LLP

In order to ascertain the marketability land bearing Gat No.1130, admeasuring area 01 Hector 86 Aars, Plus Potkharaba admeasuring area 00 Hector 04 Aars, Assessment of Rs. 05=25 Paise. out of which admeasuring area 01 Hector 42.77 Aars, Plus Potkharaba admeasuring area 00 Hector 04 Aars, Total admeasuring area 01 Hector 46.77 Aars, Assessment of Rs. 04=03 Paise. Situate, lying and being at Revenue Village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchayat Wagholi and within the Jurisdiction of Sub Registrar Haveli, Pune.

I have, I examined the copies of documents and other relevant & revenue records produced before me by the applicant.

Taken Search of deeds and documents registered in the Index No. 2 Registered in the office of Sub-Registrar Haveli No. 1 Pune for the period of 1992 to 2021 by vide GRN No. MH010564801202122E dated 23/12/2021 accordingly my observations are as follows :-

1. Introduction :-

Description of Land :-

All that piece and parcel of the land bearing Gat No.1130, admeasuring area 01 Hector 86 Aars, Plus Potkharaba admeasuring area 00 Hector 04 Aars, Assessment of Rs. 05=25 Paise. out of which admeasuring area 01 Hector 42.77 Aars, Plus Potkharaba admeasuring area 00 Hector 04 Aars, Total admeasuring area 01 Hector 46.77 Aars, Assessment of Rs. 04=03 Paise. Situate, lying and





being at Revenue Village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchyat Wagholi and within the Jurisdiction of Sub Registrar Haveli, Pune and bounded as follows :

On or towards the East : By Wagholi Avhalwadi Road out of Gat No. 1130.

On or towards the South : By Gat No. 1144.

On or towards the West : By property of Vikas Anandrao Satav out of Gat No. 1129.

On or towards the North : By property of Tukaram Satav out of Gat No. 1127.

Hereinafter called as the – "SAID PROPERTY".

2. History of the Property :-

That all that piece and parcel of land bearing Gat No.1130, admeasuring area 01 Hector 86 Aars, Plus Potkharaba admeasuring area 00 Hector 04 Aars, Total admeasuring area 01 Hector 90 Aars. Assessment of Rs. 05=25 Paise. Situate, lying and being at Revenue Village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchyat Wagholi and within the Jurisdiction of Sub Registrar Haveli, Pune (hereinafter referred to as the 'Said Property') which is ancestral property of Mr. Dashrath Ramkrushna Satav.

That the said Mr. Dashrath Ramkrushna Satav and others had the specific holding in the said property which has been stated in the Partition as per mutation entry No. 4684 and the same has been entered in the 7/12 extract of the said property.

That Mr. Dashrath Ramkrushna Satav and others have sold the said property admeasuring area 01 Hector 86 Aars plus potkharaba admeasuring area 00





Hector 04 Aars Total admeasuring area 01 Hector 90 Aars to Mr. Pravin Jugmandar Garg (Agarwal) on 26/06/1991 by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 2 Pune vide Sr. No. 10346/1991 dated 01/07/1991 and as per said Sale Deed Mr. Pravin Jugmandar Garg (Agarwal) has been recorded on 7/12 extract by mutation Entry No. 2700 and Mr. Pravin Jugmandar Garg (Agarwal) became absolute owner of the said property and having full rights to dispose the said property.

That Mr. Pravin Jugmandar Garg (Agarwal) has appears to has caused the demarcation of the said property vide Urgent the M.R. No. 572/2018 dated 10/11/2018 vide the application to the concerned authority. That upon the lawful process to cause demarcation the certificate in Form-C as per the provisions of land Revenue Code has been issued to the Mr. Pravin Jugmandar Garg (Agarwal) by the concerned Revenue Department dated 10/11/2018.

That Mr. Pravin Jugmandar Garg (Agarwal) has sold the said property admeasuring area 00 Hector 20 Aars to Mr. Vikas Anandrao Satav on 01/09/2018 by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Haveli Pune vide Sr. No. 296/2021 dated 01/09/2018 and as per said Sale Deed Mr. Vikas Anandrao Satav has been recorded on 7/12 extract by mutation Entry No. 13039 and Mr. Vikas Anandrao Satav became absolute owner of the said property and having full rights to dispose the said property.

That Mr. Pravin Jugmandar Garg (Agarwal) has sold the said property admeasuring area 00 Hector 13.20 Aars i.e. 14209 sq.ft. i.e. 1320 sq.mtrs. with the consent of Mr. Vikas Anandrao Satav to 1) Mr. Rahul Kailas Satav, 2) Mr. Tushar Vilas Satav and 3) Mr. Ashok Vitthal Gaikwad on 31/12/2020 by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 27 Pune vide Sr. No. 296/2021 dated 11/01/2021 and as per





SANTOSH B. KAMBLE Advocate & Notary Govt. Of India

E-mail :- santoshadv1976@gmail.com
Mob. :- 9890140454 / 7798095818

4

○ Flat No. 3, Aboli Heights,
Kasturba Hsg. Society, Vishrantwadi,
Pune - 411015.

said Sale Deed 1) Mr. Rahul Kailas Satav, 2) Mr. Tushar Vilas Satav and 3) Mr. Ashok Vitthal Gaikwad has been recorded on 7/12 extract by mutation Entry No. 15411 and 1) Mr. Rahul Kailas Satav, 2) Mr. Tushar Vilas Satav and 3) Mr. Ashok Vitthal Gaikwad became absolute owner of the said property and having full rights to dispose the said property.

That Mr. Pravin Jugmandar Garg (Agarwal) has sold the said property admeasuring area 00 Hector 10.03 Aars i.e. 10791 sq.ft. i.e. 1003 sq.mtrs. with the consent of Mr. Vikas Anandrao Satav to 1) Mr. Nandkumar Sukhdev Thorat & 2) Mr. Ganesh Dilip Tambe on 31/12/2020 by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 27 Pune vide Sr. No. 297/2021 dated 11/01/2021 and as per said Sale Deed 1) Mr. Nandkumar Sukhdev Thorat & 2) Mr. Ganesh Dilip Tambe have been recorded on 7/12 extract by mutation Entry No. 15390 and 1) Mr. Nandkumar Sukhdev Thorat & 2) Mr. Ganesh Dilip Tambe became absolute owners of the said property and having full rights to dispose the said property.

That Mr. Pravin Jugmandar Garg (Agarwal) has sold the said property admeasuring area 01 Hector 42.77 Aars plus potkharaba admeasuring area 00 Hector 04 Aars, Total admeasuring area 01 Hector 46.77 Aars to Triaa Lifespaces LLP Through its Partners 1) Mr. Shamlal Patiram Goyal and 2) Mr. Pravin Jugmandar Garg (Agarwal) on 31/12/2020 by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 3 Pune vide Sr. No. 1271/2021 dated 30/04/2021 and also executed Correction Deed on 09/12/2021 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune vide Sr. No. 7375/2021 dated 09/12/2021 and as per said Sale Deed Triaa Lifespaces LLP Through its Partners 1) Mr. Shamlal Patiram Goyal and 2) Mr. Pravin Jugmandar Garg (Agarwal) have been recorded on 7/12 extract by mutation Entry No. 16175 and Triaa Lifespaces LLP Through its Partners 1) Mr. Shamlal Patiram Goyal and 2) Mr. Pravin Jugmandar Garg (Agarwal) became





SANTOSH B. KAMBLE Advocate & Notary Govt. Of India

E-mail :- santoshadv1976@gmail.com
Mob. :- 9890140454 / 7798095818

5

○ Flat No. 3, Aboli Heights,
Kasturba Hsg. Society, Vishrantwadi,
Pune - 411015.

absolute owners of the said property and having full rights to dispose the said property.

That as a practice the name of the Mr. Pravin Jugmandar Garg was recorded in the Sale Deed of the year 1991. That the same has been entered on to the 7/12 extract of the said property. That as per the Gazette Report published on 19/11/2009 the name has been changed as Praveen Jugmander Garg to Praveen Jugmander Agarwal. The said change has been recorded vide U-47876 in the records.

From November 2005 Centralized registration system (Any document any where) is enclosed. Thus it is not possible to visit at 27 Sub Registrar Offices at Pune and it is also beyond ones capacity to check the records maintained by every registration office. The search and opinion is issued only on the basis of the available documents & records in the sub Registrar Haveli, Pune at the particular time. The opinion given in this report is only supporting document. I have also long in e-search which available in www.igrmaharashtra.gov.in.

In my search of Index II registers as available in the office of Sub-Registrar Haveli, Pune during the last 30 years i.e. from 1992 to 2021 and further till today I did not come across any entry evidencing and encumbrances on the said property as herein described.

That I have taken search in the Index-II Registers maintained by the Sub – Registrar, Haveli. That the number of Registers were missing that the binding of the record was not in tact. Number of Registers were torned while others were not eligible Subject to the above I am of the opinion that the said property. In my search of Index II registers as available in the office of Sub-registrar Haveli Pune during the last 30 years i.e. from 1992 to 2021 and further till today I did not





SANTOSH B. KAMBLE Advocate & Notary Govt. Of India

E-mail :- santoshadv1976@gmail.com
Mob. :- 9890140454 / 7798095818

6

○ Flat No. 3, Aboli Heights,
Kasturba Hsg. Society, Vishrantwadi,
Pune - 411015.

come across any entry evidencing and encumbrances on the said Property as herein described.

On the basis of the said search and documents produced before me and on the basis of information given to me by the applicant herein. I have also referred and relied upon Search and Title Report dated 01/01/2020 given by Advocate Mr. Rajesh L. Dhapte. I have also referred and relied upon Search and Title Report dated 03/01/2020 given by Advocate Mr. Sandip M. Ghate. I come to a conclusion that the present owner has clear and marketable occupancy and the ownership rights in the said land which is more particularly described herein above and the said property is free from all the encumbrances.

This Search Report is Signed, Sealed & Delivered at Pune on 23rd day of December, 2021.

Place :- Pune
Date :- 23/12/2021


SANTOSH B. KAMBLE
ADVOCATE & NOTARY

