

FORMAT - 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

Subject - Title Clearance Certificate with respect to Survey No. 75 Hissa No. 1/2 admeasuring **00 Hectors 13.24 Ares i.e. 1324 sq. Mtrs** out of total land admeasuring 01 H 11 Ares and Survey No. **76 Hissa No. 1** admeasuring **00 H 79.55 Ares** out of total land admeasuring 01 H 01 Ares and Survey No. **76 Hissa No. 2** admeasuring **00 H 86.49 Ares** out of total land admeasuring 01 H 08 Ares thus **Total Aggregate** land admeasuring **01 H 79.28 Ares i.e. 17928 sq.mtrs. out of Survey No. 75/1/2, Survey No. 76/1 and Survey No. 76/2** situated at village Tathwade Taluka Mulshi Dist Pune.

1/- We have investigated the Title of Said Property on the request of M/s. Balaji Builders through its Partners Shri Nilesh Hastimal Oswal and Shri Shubham Nilesh Oswal and following documents :-



1) **DESCRIPTION OF THE PROPERTY -**

A] ALL THAT PIECE AND PARCEL of property Survey No. 75 Hissa No. 1/2 admeasuring **00 Hectors 13.24 Ares i.e. 1324 sq. Mtrs** out of total land admeasuring 01 H 11 Ares and Survey No. **76 Hissa No. 1** admeasuring **00 H 79.55 Ares** out of total land admeasuring 01 H 01 Ares and Survey No. **76 Hissa No. 2** admeasuring **00 H 86.49 Ares** out of total land admeasuring 01 H 08 Ares thus **Total Aggregate** land admeasuring **01 H 79.28 Ares i.e. 17928 sq.mtrs. out of Survey No. 75/1/2, Survey No. 76/1 and Survey No. 76/2** situated at village Tathwade within the limits of Sub Registration District Pune Taluka Mulshi and within the local limits of Pimpri Chinchwad Municipal Corporation and said entire property is collectively bounded as under:

East : Road
South : Property out of S.No. 77 and on south-west corner property of Shri Mahesh and Mrs Pratiksha Oswal out of S.No. 76/1 and S.No. 76/2
West : Road and on southern side corner property of Shri Mahesh and Mrs Pratiksha Oswal out of S.No. 76/1 and S.No. 76/2 and on northern corner property of Shri Dnyanehwar Jadhav and others out of S.No. 76/1 and S.No. 76/2
North : S.No. 75/1/2 [part]

Hereinafter for the sake of convenience individually referred to as the **"Said Property"**



2) The documents of Said Property -

- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries.
- 3] Copy of Sale Deed dt. 13/05/1954 executed by Bhikubai Dagadu Bondre and Smt Jankubai Sadu Pawar in respect of Survey No. 75 of Tathwade in favour of Shri. Shivram Shankar Pawar registered in the office of Sub Registrar Mawal at Sr. No. 674/1954 on 13/05/1954.
- 4] Copy of Sale Deed dt. 12/06/1963 executed by Shri. Shivram Shankar Pawar in respect of Survey No. 75 Hissa No. 2 of Tathwade in favour of Bhikubai Dagadu Bondre and Smt Jankubai Sadu Pawar registered in the office of Sub Registrar Mawal at Sr. No. 806/1963 on 12/06/1963.
- 5] Copy of Sale Deed dt. 23/11/1963 executed by Bhikabai Dagadu Bondre and Shri Nivrutti Dagadu Bondre in respect of Survey No. 75 Hissa No. 1 of Tathwade in favour of Shri. Sakharam Dagadu Jadhav registered in the office of Sub Registrar Mawal at Sr. No. 1203/1963 on 23/11/1963.
- 6] Copy of Sale Deed dt. 09/12/1999 executed by Shri Kisan Sakharam Jadhav in favour of Shri. Nilesh Hastimal Oswal & others registered in the office of Sub Registrar Mulshi at Sr. No. 4647/1999 on 09/12/1999.



- 7] Copy of Sale Deed dt. 09/12/1999 executed by Smt Sonabai Ramchandra Jadhav and others in favour of Shri. Nilesh Hastimal Oswal & others registered in the office of Sub Registrar Mulshi at Sr. No. 4648/1999 on 09/12/1999.
- 8] Copy of Sale Deed dt. 09/12/1999 executed by Shri Nathu Sakharam Jadhav in favour of Shri. Nilesh Hastimal Oswal & others registered in the office of Sub Registrar Mulshi at Sr. No. 4649/1999 on 09/12/1999.
- 9] Copy of Sale Deed dt. 09/12/1999 executed by Smt. Shantabai Dattatray Jadhav & others in favour of Shri. Nilesh Hastimal Oswal & others registered in the office of Sub Registrar Mulshi at Sr. No. 4650/1999 on 09/12/1999.
- 10] Copy of Sale Deed dt. 09/12/1999 executed by Shri Bhau Sakharam Jadhav in favour of Shri. Nilesh Hastimal Oswal & others registered in the office of Sub Registrar Mulshi at Sr. No. 4651/1999 on 09/12/1999.
- 11] Copy of Release Deed dt. 21/07/1999 executed by Narmadabai Gopichand Admane through her legal heirs Shri. Hanumant Gopichand Admane & others in favour of Smt. Sonabai Ramchandra Jadhav & others registered in the office of Sub Registrar Mulshi at Sr. No. 2724/1999 on 21/07/1999.
- 12] Copy of Power of Attorney dt. 10/03/2011 executed by Mrs. Malan Baban Rajage and other in favour of Shri. Ram Dattatray Jadhav registered in the office of Sub



Registrar Haveli No. 17 at Sr. No. 2787/2011 on 10/03/2011.

- 13] Copy of Reconstitution of partnership of Balaji Builders Firm Dated 26/09/2013 between Shri. Nilesh Hastimal Oswal, Shri. Shubham Nilesh Oswal and Shri. Mahesh Hastimal Oswal.
- 14] Copy of Sale Deed dt. 23/10/2019 executed by Sarubai Kisan Gothe and others in respect of Survey No. 75/1/2 of Tathwade in favour of Shri. Nilesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 19152/2019 on 23/10/2019.
- 15] Copy of Sale Deed dt. 15/11/2019 executed by Smt. Laxmibai Nathu Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of Shri. Nilesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 22977/2019 on 19/11/2019.
- 16] Copy of Power of Attorney dt. 15/11/2019 executed by Smt. Laxmibai Nathu Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of Shri. Nilesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 22979/2019 on 19/11/2019.
- 17] Copy of Sale Deed dt. 09/09/2020 executed by Shri. Kacharu Kisan Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Oswal registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 9178/2020 on 09/09/2020.



- 18] Copy of Power of Attorney dt. 9/09/2020 executed by Shri. Kacharu Kisan Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Oswal registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 9179/2020 on 09/09/2020.
- 19] Copy of Agreement To Sale dt. 31/12/2020 executed by Shri. Nilesh Hastimal Oswal in respect of Survey No. 75 Hissa No. 1/2 in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Nilesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5441/2021 on 27/04/2021.
- 20] Copy of Sale Deed dt. 31/12/2020 executed by Shri Nilesh Hastimal Oswal and others in favour of M/s Balaji Builders a registered partnership firm through its partners Shri. Nilesh Hastimal Oswal, Shri. Mahesh Hastimal Oswal and Shri. Shubham Nilesh Oswal with the consent of Shri. Mahesh Hastimal Oswal and others registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5345/2021 on 03/05/2021.
- 21] Copy of Power of Attorney dt. 23/04/2021 executed by Shri Nilesh Hastimal Oswal and others in favour of M/s Balaji Builders a registered partnership firm through its partners Shri. Nilesh Hastimal Oswal, Shri. Mahesh Hastimal Oswal and Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5346/2021 on 03/05/2021.



- 22] Copy of Correction Deed dt. 10/03/2021 executed by Shri. Kacharu Kisan Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 2995/2021 on 10/03/2021.
- 23] Copy of Deed of Assignment dt. 31/03/2021 executed by Smt Alka Ashok Jadhav in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Nilesh Hastimal Oswal, Shri. Shubham Nilesh Oswal and Shri. Mahesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5347/2021 on 23/04/2021.
- 24] Copy of Power of Attorney dt. 23/04/2021 executed by Smt Alka Ashok Jadhav in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Nilesh Hastimal Oswal, Shri. Shubham Nilesh Oswal and Shri. Mahesh Hastimal Oswal registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5348/2021 on 23/04/2021.
- 25] Copy of Sale Deed dt. 31/03/2021 executed by Shri. Ram Dattatray Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 10722/2021 on 22/06/2021.



- 26] Copy of Power of Attorney dt. 22/06/2021 executed by Shri. Ram Dattatray Jadhav and others in respect of Survey No. 75/1/2 of Tathwade in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 10723/2021 on 22/06/2021.
- 27] Copy of Sale Deed dt. 07/07/2021 executed by Shri. Nilesh Hastimal Oswal in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Nilesh Hastimal Oswal, Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 11899/2021 on 15/07/2021.
- 28] Copy of Sale Deed dt. 21/01/2022 executed by Smt Usha Sudam Jadhav and others in favour of M/s Balaji Builders a registered partnership firm through its partners Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 1250/2022 on 21/01/2022.
- 29] Copy of Power of Attorney dt. 21/01/2022 executed by Smt Usha Sudam Jadhav and others in favour of M/s Balaji Builders a registered partnership firm through its partners Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 1251/2022 on 21/01/2022.
- 30] Copy of Correction Deed cum Confirmation Deed dt. 04/02/2022 executed by Shri Kacharu Kisan Jadhav and others in respect of Survey No. 75/1/2 in favour of M/s



Balaji Builders a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 2338/2022 on 04/02/2022.

31] Copy of Correction Deed cum Confirmation Deed dt. 04/02/2022 executed by Shri Ram Dattatray Jadhav and others in respect of Survey No. 75/1/2 in favour of M/s Balaji Builders a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 2341/2022 on 04/02/2022.

32] Copy of Consent Deed dt. 17/06/2022 executed by Shri Dyaneshwar Bhau Jadhav Jadhav and others in respect of Survey No. 75/1/2 in favour of M/s Balaji Builders a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 11200/2022 on 27/06/2022.

33] Copy of Correction Deed cum Confirmation Deed dt. 22/06/2022 executed by Smt Usha Sudam Jadhav and another in respect of Survey No. 75/1/2 in favour of M/s Balaji Builders a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 10791/2022 on 22/06/2022.

34] Certified Copy of Judgment and Decree passed by Hon'ble Civil Judge Senior Division, Pune in Special Civil Suit No. 380/2013 on 8/9/2020



- 35] Certified Copy of order passed by Hon'ble District Judge Pune in Civil Appeal No. 225/2020.
- 36] Copy of Correction deed dated 23/08/2021 executed by Shri Nilesh Hastimal Oswal and others in favour of M/s Balaji Builders, a registered partnership firm through its partners Shri. Nilesh Hastimal Oswal, Shri. Mahesh Hastimal Oswal and Shri. Shubham Nilesh Oswal with the consent of Shri. Mahesh Hastimal Oswal and others registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 11057/2021 on 25/08/2021.
- 37] Copy of Consent deed dated 21/01/2022 executed by Smt Usha Sudam Jadhav and others in favour of M/s Balaji Builder a registered partnership firm through its partner Shri. Shubham Nilesh Oswal registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 1253/2022 on 21/01/2022.
- 38] Copy of measurement map dt. 3647/2022 dt.11/04/2022 issued by T.I.L.R.
- 39] Copy of Sale Deed dt. 26/05/2022 executed by Shri Mahesh Hastimal Oswal and Mrs Pratiksha Mahesh Oswal in favour of M/s Balaji Builders which is registered in the office of Sub Registrar Haveli No. 24 at Serial No. 8967/2022 on 26/05/2022.



40] Copy of Possession Receipt dt. 06/12/2023 executed by M/s Balaji Builders through its partners Shri. Nilesh Hastimal Oswal, Shri. Mahsesh Hastimal Oswal and Shri. Shubham Mahesh Oswal in favour of Pimpri Chinchwad Municipal Corporation which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 25695/2023 on 19/12/2023.

3) 7/12 Extract issued by Talathi, Tathwade Pune

4) Search report for 30 years from 1995 till 09/03/2025

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that M/S Balaji Builders through its Partner Shri. Nilesh Hastimal Oswal is entitled to own, hold and possess the Survey No. 75 Hissa No. 1/2 admeasuring 13.24 Ares i.e. 1324 sq. Mtrs out of total land admeasuring 01 H 11 Ares and Survey No. 76 Hissa No. 1 admeasuring 00 H 79.55 Ares out of total land admeasuring 01 H 01 Ares and Survey No. 76 Hissa No. 2 admeasuring 00 H 86.49 Ares out of total land admeasuring 01 H 08 Ares thus total aggregate land admeasuring 01 H 79.28 Ares situated at village Tathwade within the limits of Sub Registration District Pune, Taluka Mulshi and within the local limits of Pimpri Chinchwad Municipal Corporation and title of M/s Balaji Builders through its Partner Shri. Nilesh Hastimal Oswal and Shri Shubham Nilesh Oswal is having sufficient, clear and marketable title with respect to the said property bearing Survey No. 75 Hissa No. 1/2 admeasuring 13.24 Ares i.e. 1324 sq. Mtrs out of total land admeasuring 01 H 11 Ares and Survey No. 76 Hissa No. 1 admeasuring 00 H 79.55 Ares



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Owner of Said Prperty

M/s Balaji Builders through its Partner Shri. Nilesh Hastimal Oswal and Shri Shubham Nilesh Oswal are the owners of property bearing Survey No. 75 Hissa No. 1/2 admeasuring 13.24 Ares i.e. 1324 sq. Mtrs out of total land admeasuring 01 H 11 Ares and Survey No. 76 Hissa No. 1 admeasuring 00 H 79.55 Ares out of total land admeasuring 01 H 01 Ares and Survey No. 76 Hissa No. 2 admeasuring 00 H 86.49 Ares out of total land admeasuring 01 H 08 Ares thus total aggregate land admeasuring 01 H 79.28 Ares i.e. 17928 sq.mtrs. out of village Tathwade within the limits of Sub Registration District Pune, Taluka Mulshi and within the local limits of Pimpri Chinchwad Municipal Corporation and accordingly names has been mutated in the 7/12 extract of said property.

(4) Any other relevant title – NOT APPLICABLE

Qualifying comments / remarks if any s- NIL

(5) Litigation if any – NIL



3/- The report reflecting the flow of the title of the M/s Balaji Builders through its Partner Shri. Nilesh Hastimal Oswal and Shri Shubham Nilesh Oswal, on the said Property is enclosed herewith as annexure.

Encl : Annexure

Date – 10/03/2025

For PANKAJ BHANDARI ASSOCIATES

Pankaj

PANKAJ BHANDARI
ADVOCATE



Housiey.com