

NASIR S.PATHAN
Advocate

Flat No.B-901, Mont Vert Corsica
S. No.36/4, Dhondiraj Nagar
Balewadi, Pune-411045.

FORMAT A

To
Maha RERA
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No.164/5 (P), admeasuring 00 H 71 Ares (7100 sq.mtrs.)out of the land admeasuring in all 00 Hectar 91 Ares and situated at village Wakad, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation (hereinafter referred to as the "said plot")

I have investigated the title of the said plot on the request of MOHAR LIFESPACES LLP THROUGH ITS PARTNERS MR.VINOD ATMARAM TALREJA, MR.NARESH ATMARAM TALREJA & MR.RAJKUMAR VISHVANDAS NANDVANI 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 Talathi dated 03/07/2024, mutation entry no.16529, 17458
- 4) Search report for 2 years from 2024 till 2025.
- 5) 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 following owners is clear, marketable and without any encumbrances.

Owner of the land:

MR. VINOD ATMARAM TALREJA,

MR. NARESH ATMARAM TALREJA

MR. RAJKUMAR VISHVANDAS NANDVANI

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6) The report reflecting the flow of the title of the MOHAR LIFESPACES LLP on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 19/02/2025

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.17458
- 3) Search report for 2 years from 2024 to 2025 Taken from Sub-Registrar' office at Haveli, Pune.
- 4) Any other relevant title.
- 5) Litigations if any.

Date:19/02/2025

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NASIR S.PATHAN

Advocate

Flat No.B-901, Mont Vert

Corsica S. No.36/4, Dhondiraj

Nagar, Balewadi, Pune-411045.

Date – 19th February 2025

SEARCH AND TITLE REPORT

As per the instructions and upon the request of MOHAR LIFESPACES LLP THROUGH ITS PARTNERS MR.VINOD ATMARAM TALREJA, MR.NARESH ATMARAM TALREJA & MR.RAJKUMAR VISHVANDAS NANDVANI, to take necessary search in respect of land bearing Survey No.164/5(P), admeasuring about 00 Hectare 71 Ares out of total land admeasuring about 00 Hectare 91 Ares situated at village Wakad, Tal-Mulshi, Dist-Pune which is within the limits of Sub- Registrar Haveli, Pune and within the local limits of Pimpri- Chinchwad Municipal Corporation together with all the rights and interest therein which is more particularly described in schedule written hereunder (hereinafter referred to as "the said land"), I had already carried out the search for a period of 30 years i.e. from 1995 to 2024 and in continuation with the same now I am giving search for the period of 2 years i.e. from 2024 to 2025 (inclusive of both years) in the office Sub- Registrar of Assurances, Haveli, Pune.

After the payment of necessary charges with the Sub-Registrar of Assurances for search vide GRN No.MH015547995202425E dated 04/02/2025 for the years 2024 to 2025, I have carried out the search in respect of the said land.

All that piece and parcel of land bearing Survey No. 164/5(P), admeasuring Hectare 71 Ares out of total land admeasuring about 00 Hectare 91 Ares

situated at village Wakad, Tal-Mulshi, Dist-Pune which is within the limits of Sub-Registrar Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation was originally owned, occupied and possessed by Shri Gulab Bhausahab Kalate who had received the said land in partition which took place between himself and his brothers in the year 1982 Mutation Entry No.2555.

Thereafter Shri Gulab Bhausahab Kalate sold, transferred an area conveyed an area admeasuring 00 Hectare 71 Ares to an in favour of Mr.Jeevan Balkrishna Latkar vide sale deed dated 25/11/1993 which is registered in the office of Sub-Registrar Mulshi (Paud), Pune at Sr.No.2965/1993.The necessary permission for sale deed was obtained from Sub-Divisional Office Maval under section 43 of the Bombay Tenancy & Agricultural Lands Act on 16/09/1993. The name of Mr.Jeevan Balkrishna Latkar was mutated in Revenue Records vide Mutation Entry No.5516.

Thereafter Mr.Jeevan Balkrishna Latkar sold, transferred and an area conveyed an area admeasuring 00 Hectare 71 Ares to an in favour of Mr.Atmaram Budhomal Talreja vide sale deed dated 12/06/2003 which is registered in the office of Sub- Registrar Mulshi (Paud), Pune at Sr.No.2874/2003. Thereafter the name of Mr.Atmaram Budhomal Talreja was mutated in Revenue Records vide Mutation Entry No.16529.

Mr.Atmaram Budhomal Talreja died on 15/12/2018 leaving behind wife Smt.Mohinibai Atmaram Talreja, and two sons Mr.Vinod Atmaram Talreja & Mr.Naresh Atmaram Talreja & one daughter Mrs.Sunita Sudhir Chhabria as his legal heirs and late Atmaram Budhomal Talreja before his death executed will of his various properties and as per his will the names of Mr. Vinod Atmaram Talreja, Mr.Naresh Atmaram Talreja and Mrs.Jayashree

Naresh Talreja are mutated in Revenue Records vide Mutation Entry No. 16529 in respect of the above said land.

It is seen that, on 30/03/2022 Mrs. Jayashree Naresh Talreja executed Gift Deed of her share in the said land admeasuring 0H 35.50 Are in favour of Mr. Rajkumar Vishvandas Nandvani which is registered in the office of Sub-Registrar Haveli No.15, at Sr.No.13682/2022 on 29/07/2022 and thereafter name of Mr. Rajkumar Vishvandas Nandvani is mutated in 7/12 extract vide mutation entry no.17458.

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This search and title report is based on the documents supplied, online search from IGR Maharashtra Government Website and on the search in the office of Sub-Registrar of Assurances and I have gone through the same carefully of MR. VINOD ATMARAM TALREJA, MR. NARESH ATMARAM TALREJA & MR. RAJKUMAR VISHVANDAS NANDVANI have supplied to me various documents 316 purpose of carrying out title investigation of the above mentioned property.

This search and title report is based on the documents supplied to me on and the search in the office of Sub-Registrar of Assurances.

LIST OF DOCUMENTS SUPPLIED TO ME ARE AS UNDER:

1. Copy of Sale Deed dated 25/11/1993.
2. Copy of Sale Deed dated 12/06/2003.
3. Copies of 7/12 Extracts.
4. Copy of Will dated 24/07/2013.
5. Copy of Gift Deed dated 29/07/2022
6. Copy of Development Agreement dated 09/02/2024.

I have gone through the same carefully and after perusing the same, I have not come across any other entry in respect of the said land, except following entries:

1. Sale Deed executed and registered on 25/11/1993 at Serial No. 2965/1993 in the office of Sub Registrar, Mulshi(Paud), Pune between Shri Gulab Bhausahab Kalate as Vendor and Mr.Jeevan Balkrishna Latkar as Purchaser.
2. Sale Deed executed and registered on 12/06/2003 at Serial No. 2874/2003 in the office of Sub Registrar, Mulshi(Paud), Pune between Mr.Jeevan Balkrishna Latkar as Vendor and Mr.Atmaram Budhomal Talreja as Purchaser.
3. Sale Deed executed and registered on 12/06/2003 at Serial No. 2874/2003 in the office of Sub Registrar, Mulshi(Paud), Pune between Mr.Jeevan Balkrishna Latkar as Vendor and Mr.Atmaram Budhomal Talreja as Purchaser.
4. Gift Deed executed on 30/03/2022 registered on 29/07/2022 at Serial No. 13682/2022 in the office of Sub Registrar, Haveli No.15 Pune between MRS. JAYASHREE NARESH TALREJA as Donor and MR. RAJKUMAR VISHVANDAS NANDVANI as Donee.

Apart from the above referred entry I have not found any other entry pertaining to the said land. I have carried out online search from IGR Maharashtra Government Website and on the basis of search of Index- II registers and documents supplied to me for my perusal, I am of the opinion, subject to whatsoever stated above that the title of said held by MR. VINOD ATMARAM TALREJA, MR. NARESH ATMARAM TALREJA & MR. RAJKUMAR VISHVANDAS NANDVANI is clean, clear, marketable, without any litigation and free from all encumbrances.

It is further seen that, MR. VINOD ATMARAM TALREJA, MR. NARESH ATMARAM TALREJA & MR. RAJKUMAR VISHVANDAS NANDVANI have executed Development Agreement in favour of MOHAR LIFESPACES LLP THROUGH ITS PARTNERS MR. VINOD ATMARAM TALREJA, MR. NARESH ATMARAM TALREJA & MR. RAJKUMAR VISHVANDAS NANDVANI which is notarized before Mrs. Ujwala A. Mate (Notary, Govt. of India) at Sr.No.610/2024 on 12/06/2024.

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ocate
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SCHEDULE OF LAND

All that piece and parcel of land admeasuring 71 Ares out of S.No. 164/5(P) situated at village Wakad, Tal-Mulshi, Dist-Pune which is within the limits of Sub-Registrar Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation and bounded as under:

On or towards the East : By Odha and beyond that S.No. 165 of
Wakad

On or towards the South: By S.No.164/6 Wakad

On or towards the West : By Road and beyond that part

S.No.164/5 of Wakad

On or towards the North: By S.No.164/4 Wakad

Along with all rights of easements etc. & along with fencing, well, water pump, electric connection and water lines etc. Out of the above described 71 Ares of land an area admeasuring 1181.05 sq.mtrs. is already acquired for National Highway and an area admeasuring 474.30 sq.mtrs. is reserved for D.P.Road.

Nasir S. Pathan

**Nasir S. Pathan
Advocate**

Mah / 1440 / 2004

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CHALLAN
MTR Form Number-6



GRN	MH015547995202425E	BARCODE			Date	04/02/2025-12:17:41		Form ID	
Department Inspector General Of Registration					Payer Details				
Type of Payment Search Fee Other Items					TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR					Full Name		Adv Nasir Shabbir Pathan		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.		B 901 Mont Vert Corsica		
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				50.00		Road/Street		Balewadi	
					Area/Locality		Pune		
					Town/City/District				
					PIN		4 1 1 0 4 5		
					Remarks (If Any)				
					Search 2024 to 2025 of land bearing S No 164/5 Wakad Pune				
					Amount In		Fifty Rupees Only		
Total					50.00		Words		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572025020496222	IK0DCMUMF3	
Cheque/DD No.					Bank Date	RBI Date	04/02/2025-12:18:38	05/02/2025	
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		36 , 05/02/2025		

Department ID :

Mobile No. : 9960879988

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2025.02.04 18:40:18 IST
Reason: GRAS Secure Document
Location: India

Nasir S. Pathan
Advocate

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