

Neelam Kumbhar

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A
(Circular No.: 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land admeasuring about 00 H 28.11R out of Gat No. 253 totally admeasuring about 30R i.e. said land at Village Moshi, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the **said land**)

I have investigated the title of the said land on the request of Apex Lifespaces and following documents:

1. Description of the property:

All that piece and parcel of land admeasuring about 00 H 28.11 R out of Gat No. 253 totally admeasuring about 03 H 73R at village Moshi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By property of Ved Aashram out of Gat No. 252
On or towards South : By 18 mtr. D. P. Road
On or towards West : By area reserved of School
On or towards North : By property of Mr. Harish Saste and others out of same Survey No.

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Agreement dated 28.12.2007, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 8243/2007 on 14.01.2008 by Mr. Dilip Raghunath Saste and others in favour of Mr. Amit Damodar Gavhan, Mr. Dhananjay Vitthal Kalbhor, Mr. Vijay Nivrutti Gaware, Mr. Vikrant Vilas Lande and Mr. Ramesh Haribhau Labade.
- 2.2 Possession Receipt dated 26.05.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5618/2010 by Mr. Dilip Raghunath Saste and others in favour of Pimpri Chinchwad Municipal Corporation.
- 2.3 Release Deed dated 25.01.2017, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 621/2017 on 02.02.2017 by Mr. Ganesh Shashikant Saste and Mr. Rohan Shashikant Saste in favour of and Smt. Jayshri Shashikant Saste.
- 2.4 Partition Deed dated 09.11.2021, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 13948/2021 between Smt. Asha Dilip Saste, Mr. Harish Dilip Saste, Mrs. Meghna Dnyaneshwar Sawant, Mr. Himmat Raghunath Saste, Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste, Smt. Jayshri Shashikant Saste, Mr. Sudhakar Ramchandra Nelekar, Mr. Dinesh Sudhakar Nelekar, Mrs. Sangita Ajay Barjapatil and Mrs. Kavita Pratap Jagtap.
- 2.5 Mortgage Deed dated 30.09.2023, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 20633/2023 by Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste in favour of Lala Urban Co-Operative Bank Ltd.



- 2.6 Sale Deed dated 10.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 23078/2024 on 19.09.2024 by Mr. Ganesh Shashikant Saste and others in favour of Apex Lifespaces.
- 2.7 Power of Attorney dated 10.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 23079/2024 on 19.09.2024 by Mr. Ganesh Shashikant Saste and others in favour of Apex Lifespaces.
- 2.8 Correction Deed dated 02.04.2025, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 9598/2025 by Mr. Ganesh Shashikant Saste and others in favour of Apex Lifespaces.
3. Search report for 30 years from 1995 till 2025.

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 Apex Lifespaces become absolute owner of the land admeasuring about 00 H 28.11R out of Gat No. 253 totally admeasuring about 30R i.e. said land and the title of said land is clear, marketable and without any encumbrances.

4. **OWNER/PROMOTER OF THE LAND:**

The said land is owned by Apex Lifespaces.

5. The report reflecting the flow of the title of the Apex Lifespaces to the said land is enclosed herewith as annexure.

Date: 05.06.2025




NEELAM KUMBHAR
Advocate

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FORMAT- A (Circular No.: 28 / 2021)

1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Gat No. 253 (old Gat No. 250) admeasuring about 03H 73R belonged to Mr. Raghunath Keshavrao Saste prior to the 1970.
- 1.2 That thereafter the said Mr. Raghunath Keshavrao Saste died on 24.06.1986, leaving behind Mr. Dilip Raghunath Saste (son), Mr. Himmat Raghunath Saste (son), Mr. Shashikant Raghunath Saste (son) and Mrs. Ratnamala Sudhakarrao Nelekar (daughter) as his legal heirs. In furtherance of the same the name of Mr. Dilip Raghunath Saste, Mr. Himmat Raghunath Saste and Mr. Shashikant Raghunath Saste were mutated on the owner column of 7/12 extract and the name of Mrs. Ratnamala Sudhakarrao Nelekar was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 2067**.
- 1.3 That thereafter the said Mr. Shashikant Raghunath Saste died on 08.07.1997, leaving Mr. Ganesh Shashikant Saste (son), Mr. Rohan Shashikant Saste (son) and Smt. Jayshri Shashikant Saste (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 2960**.
- 1.4 That thereafter the said Mrs. Ratnamala Sudhakarrao Nelekar died on 09.05.2003, leaving behind Mr. Sudhakar Ramchandra Nelekar (husband), Mr. Dinesh Sudhakar Nelekar (son), Mrs. Sangita Ajay Barjapatil (daughter) and Mrs. Kavita Pratap Jagtap (daughter) as her legal heirs. In furtherance of the same their names were mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 5129**.
- 1.5 That thereafter the said Mr. Dilip Raghunath Saste died on 04.05.2009, leaving behind Smt. Asha Dilip Saste (wife), Mr. Harish Dilip Saste (son) and Mrs. Meghna Dnyaneshwar Sawant (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 6443**.
- 1.6 That Mr. Dilip Raghunath Saste and others have handed over land admeasuring about 18.05R out of Gat No. 253 to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 26.05.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5618/2010 on 29.05.2010. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 6984**.
- 1.7 That thereafter the said Mr. Ganesh Shashikant Saste and Mr. Rohan Shashikant Saste released their share of land admeasuring about 04R out of Gat No. 253 alongwith RCC construction in favour of and Smt. Jayshri Shashikant Saste vide Release Deed dated 25.01.2017, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 621/2017 on 02.02.2017.
- 1.8 That partition took place between Smt. Asha Dilip Saste, Mr. Harish Dilip Saste, Mrs. Meghna Dnyaneshwar Sawant, Mr. Himmat Raghunath Saste, Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste, Smt. Jayshri Shashikant Saste, Mr. Sudhakar Ramchandra Nelekar, Mr. Dinesh Sudhakar Nelekar, Mrs. Sangita Ajay Barjapatil and Mrs. Kavita Pratap Jagtap with the consent of Mrs. Poonam Harish Saste, Master Devansh Harish Saste, Master Ekansh Harish Saste their natural guardian of Mr. Harish Dilip Saste, Mrs. Mangal Himmat Saste, Mr. Kishor Himmat Saste for self and as a natural guardian of Miss. Gayatri Kishor Saste and Master Shriraj Kishor Saste, Mrs. Swati Kishor Saste, Mr. Dushyant Himmat Saste for self and as a natural guardian of Miss



Kartiki and Master Sairaj Dushyant Saste, Mrs. Priyanka Dushyant Saste, Mrs. Archana Tushar Deshmukh, Mrs. Dipali Ganesh Sate, Master Shour Ganesh Saste and Miss Adika Ganesh Saste through their natural guardian Mr. Ganesh Shashikant Saste and Mrs. Pooja Rohan Saste in respect of Gat No. 253 admeasuring about 03H 54.95R (excluding 18.05R Pimpri Chinchwad Municipal Corporation, for road widening in land admeasuring about 03H 73R) alongwith other Gat No. vide Partition Deed dated 09.11.2021, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 13948/2021. In furtherance of the same following land came to the share of aforesaid land owners in the following manner:

Owner	Area
Smt. Asha Dilip Saste, Mr. Harish Dilip Saste, Mrs. Meghna Dnyaneshwar Sawant	28.10R
Mr. Himmat Raghunath Saste	28.10R
Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste	62.33R (part one 34.22R + part two 28.11R)
Mr. Sudhakar Ramchandra Nelekar	7.18R
Mrs. Sangita Ajay Barjapatil	7.18R
Mrs. Kavita Pratap Jagtap	7.18R
Mr. Dinesh Sudhakar Nelekar	19.61R (part one 12.43R + Part two 7.18R)
Smt. Asha Dilip Saste, Mr. Harish Dilip Saste, Mrs. Meghna Dnyaneshwar Sawant, Mr. Himmat Raghunath Saste, Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste, Smt. Jayshri Shashikant Saste, Mr. Sudhakar Ramchandra Nelekar, Mr. Dinesh Sudhakar Nelekar, Mrs. Sangita Ajay Barjapatil and Mrs. Kavita Pratap Jagtap	01H95.27R (44.54R+98.18R+24.38R+28.17R)

Accordingly, their names were mutated on the 7/12 extract vide **Mutation Entry No. 13150**.

- 1.9 That in the aforesaid manner the said Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste became absolute owner of the said land.
- 1.10 That the said Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste availed loan from Lala Urban Co-Operative Bank Ltd. by creating charge over the said land alongwith construction of Rs. 14,00,0000/- vide Mortgage Deed dated 30.09.2023, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 20633/2023. In furtherance of the same the name of Lala Urban Co-Operative Bank Ltd. was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 14026**. That the aforesaid loan has been repaid and accordingly Lala Urban Co-Operative Bank Ltd. has released its charge over the said land alongwith construction vide Reconveyance Deed dated 19.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 29606/2024. (Traced in Search). In furtherance of the same the name of Lala Urban Co-Operative Bank Ltd. was deleted from other right column of the 7/12 extract vide **Mutation Entry No. 14897**.
- 1.11 That thereafter the said Mr. Himmat Raghunath Saste died on 01.05.2022, leaving behind Smt. Mangal Himmat Saste (wife), Mr. Kishor Himmat Saste(son), Mr. Dushyant Himmat Saste (son) and Mrs. Archana Tushar Deshmukh (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 13320**.
- 1.12 That thereafter the said Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste with the consent of Mrs. Deepali Ganesh Saste, Master Shoury Ganesh Saste and Miss. Adhika Ganesh Saste through their natural guardian of Mr. Ganesh Shashikant Saste, Pooja Rohan Saste alias Pooja Prabhu Chapate and Viransh Rohan Saste through his natural guardian Mr. Rohan Shashikant Saste sold the land admeasuring about 28.11R out of Survey No. 253 (old Survey No. 250) to Apex Lifespaces vide Sale Deed dated 10.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 23078/2024 on 19.09.2024 and Power of Attorney dated 10.09.2024, which is duly registered in the office of

Sub Registrar Haveli No. 24, at Serial No. 23079/2024 on 19.09.2024. That thereafter the said Survey No. 253 admeasuring about 28.11 sq. mtrs was incorrectly mentioned on Index II of Sale Deed dated 10.09.2024 instead of Gat No. 253 admeasuring about 28.11R hence Correction Deed dated 02.04.2025, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 9598/2025 was executed between the parties. In furtherance of the same name of Apex Lifespaces mutated on 7/12 extract, vide **Mutation Entry No. 15108**.

- 1.13 That thereafter the said Apex Lifespaces allotted the land admeasuring 30 sq. mtrs. out of Gat No. 253 to MSEDCL, vide Lease Deed dated 21.05.2025 which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 13861/2025. (Traced in Search)

OTHER TRANSACTION:

- 1.14 That the name of Mr. Shankar Rama Saste as tenant is deleted from the other right column of the 7/12 extract and same effect was recorded on 7/12 extract vide **Mutation Entry No 3880**.

- 1.15 That as per Order dated 30.03.1961, bearing no. ALT/MOSHI/22/60, issued by Land Tribunal Haveli, the remark of KUL was deleted from the other right column of the 7/12 extract and aforesaid effect was mutated vide **Mutation Entry No. 4258**.

- 1.16 That as per Order, bearing no. JAMEEN/ROAD/SR/07/2011, issued by Tahsildar Haveli, Pune 16ft. area revised for Dehu Alandi Gat No. 253, 295, 296, 297. In furtherance of the same aforesaid effect was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 9157**.

- 1.17 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 253 alongwith other properties vide **Mutation Entry No. 10574**.

- 1.18 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 253 alongwith other properties vide **Mutation Entry No. 11169**.

- 1.19 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 253 alongwith other properties vide **Mutation Entry No. 13403**.

- 1.20 That thereafter the said Mr. Dilip Raghunath Saste, Mr. Himmat Raghunath Saste, Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste, Smt. Jayshri Shashikant Saste, Mr. Sudhakar Ramchandra Nelekar, Mr. Dinesh Sudhakar Nelekar, Mrs. Sangita Ajay Barjapatil and Mrs. Kavita Pratap Jagtap agreed to sell the land admeasuring about 18.05R out of Gat No. 253 to Mr. Amit Damodar Gavhan, Mr. Dhanjay Vitthal Kalbhor, Mr. Vijay Nivrutti Gaware, Mr. Vikrant Vilas Lande and Mr. Ramesh Haribhau Labade vide Agreement dated 28.12.2007, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 8243/2007 on 14.01.2008.

- 1.21 That the said Mr. Rohan Builders and Developers purchased TDR admeasuring about 1805 sq. mtr. bearing DRC No. 00580 from Mr. Dilip Raghunath Saste, Mr. Himmat Raghunath Saste, Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste, Smt. Jayshri Shashikant Saste, Mr. Sudhakar Ramchandra Nelekar, Mr. Dinesh Sudhakar Nelekar, Mrs. Sangita Ajay Barjapatil and Mrs. Kavita Pratap Jagtap through their Power of Attorney holder Amit Damodar Gavhan, Mr. Dhanjay Vitthal Kalbhor, Mr. Vijay Nivrutti Gaware, Mr. Vikrant Vilas Lande and Mr. Ramesh Haribhau Labade vide Agreement dated 06.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9631/2010. (Traced in Search)

- 1.22 That thereafter the said Mr. Ganesh Shashikant Saste, Mr. Rohan Shashikant Saste and Smt. Jayshri Shashikant Saste given the land admeasuring about 10R out of Gat No. 253 on lease to Nothree's Palcon International School vide Lease Deed dated 01.10.2014, which is duly



registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6137/2014. (Traced in Search)

- 1.23 That thereafter the said Mr. Dinesh Sudhakar Nelekar, Mrs. Kumudini Dinesh Nelekar, Mr. Kritesh Dinesh Nelekar and Sneha Dinesh Nelekar sold the land admeasuring about 12.43R out of land admeasuring about 19.61R of Gat No. 253 to M/s. Shri Sai Ram Properties vide Sale Deed dated 31.08.2023, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 18884/2023 (Traced in Search). In furtherance of the same the name of M/s. Shri Sai Ram Properties was mutated on the 7/12 extract vide Mutation Entry No. 13984 & 14062.
- 1.24 That thereafter the said Smt. Mangal Himmat Saste and Mr. Dushyant Himmat Saste agreed to sell the land admeasuring about 11R out of Gat No. 253 to Mr. Ganesh Ravindra Thorat and Mr. Sandesh Ravindra Thorat vide Agreement dated 20.10.2023, which is duly registered in the office of Sub Registrar Haveli No. 12, at Serial No. 20302/2023 (Traced in Search).
- 1.25 That thereafter the said Smt. Mangal Himmat Saste and Mr. Dushyant Himmat Saste sold the land admeasuring about 14.05R out of Gat No. 253 to Mr. Ganesh Ravindra Thorat and Mr. Sandesh Ravindra Thorat vide Sale Deed dated 16.02.2024, which is duly registered in the office of Sub Registrar Haveli No. 12, at Serial No. 3083/2024 (Traced in Search). In furtherance of the same the name of Mr. Ganesh Ravindra Thorat and Mr. Sandesh Ravindra Thorat were mutated on the 7/12 extract vide Mutation Entry No. 14253. However, Mr. Kishor Himmat Saste is not made party to the aforesaid transaction.
- 1.26 That thereafter the said Mr. Ganesh Ravindra Thorat and Mr. Sandesh Ravindra Thorat sold the land admeasuring about 14.05R out of Gat No. 253 to Smt. Mangal Himmat Saste vide Sale Deed dated 06.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 20042/2024. (Traced in Search)
- 1.27 That thereafter the said Mrs. Archana Tushar Deshmukh confirm the aforesaid Sale Deed dated 16.02.2024 in favour of Mr. Ganesh Ravindra Thorat and Mr. Sandesh Ravindra Thorat vide Consent Deed dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 11200/2024. (Traced in Search)
- 1.28 That thereafter the said Mr. Sudhakar Ramchandra Nelekar gifted the land admeasuring about 6.42R out of Gat No. 253 to Mrs. Sangita Ajay Barjapatil vide Gift Deed dated 04.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 12293/2024. (Traced in Search). However, aforesaid effect was not mutated on the 7/12 extract.

2. **POSSESSION:**

It appears from the documentary records that Apex Lifespaces is having true and legal possession for the purpose of Development of the said property.

3. **SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 27.03.2025 bearing no. B.P./Moshi/18/2025. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. **N. A. PERMISSION:**

That the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 09.04.2025 in case no. JAMIN/NA/SR/150/2025.

5. **LITIGATIONS: Litigation Search Not Done**

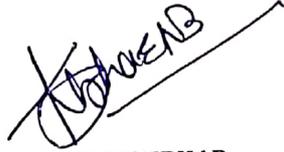


6. **ENCUMBRANCES: NIL**

Note - It is informed to me that, the documents supplied for scrutiny are genuine and as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid, relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only. Additional documents demanded are not provided for my verification. That maximum liability in relation to any matter arising out of or in respect of the present report shall be limited and restricted to the amount of the professional fees paid for the present report.

Date: 05.06.2025




NEELAM KUMBHAR
Advocate

Housiey.com





CHALLAN
MTR Form Number-6



GRN	MH003294831202526E	BARCODE			Date	05/06/2025-17:05:53	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	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADVOCATE NEELAM KUMBHAR			
Location	PUNE							
Year	2025-2026 One Time			Flat/Block No.	GAT NO. 253			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201	SEARCH FEE		750.00	Road/Street	MOSHI			
				Area/Locality	HAVELI PUNE			
				Town/City/District				
				PIN				
				Remarks (If Any)	SEARCH FOR 30 YEARS			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332025060513627	758162527			
Cheque/DD No.		Bank Date	RBI Date	05/06/2025-17:08:01	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Dale		Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

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 करतावयाच्या दस्त्यासाठी लागू नाही.

