

**PRAVIN .V.MOHITE.**

**ADVOCATE**

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

**To,**  
**MahaRERA**

**LEGAL TITLE REPORT**

*Prhite*  
*Adv. Pravin Vasant Mohite*  
B.S.L., LL.B.  
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**Sub.-** Title Clearance Certificate with respect to the land admeasuring 00 H. 28.5 R. out of Survey No. 130/1. being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, land admeasuring 00 H. 22.5 R (which is including Pot kharaba 00 H. 01 R), out of Survey No. 130/1, being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and land admeasuring 00 H. 18.0 R (which is including Pot kharaba 00 H. 08 R), out of Survey No. 131. being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and also with in the Jurisdiction of Sub-Registrar Haveli. (Hereinafter referred as the said plot).

I have investigated the title of the said plot's on the request of **PRUTH V BUILDMASTERS LLP**, through its partner (1) Mr. Dilip Khandu Hadap (2) Mrs. Vijaya Shivaji Londhe (Hereinafter called as said owners) and following documents i.e.

**1. DESCRIPTION OF THE PROPERTY:**

**SCHEDULE A**

All That Piece And Parcel Of the lands being,  
Land admeasuring 00 H. 28.5 R out of Survey No.130/1 being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, Land admeasuring 00 H. 22.5 R (which is including pot kharaba 00 H. 01 R) out of Survey No.130/1 being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the

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local limits of Pimpri Chinchwad Municipal Corporation and Land admeasuring 00 H. 18.0 R (which is including pot kharaba 00 H. 08 R) out of Survey No.131 being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.

**And the properties mentioned in Schedule A is bounded as follows:-**

**On or towards East:** Company Godown of TVS Logistic from S. No. 134

**On or towards West:** 100 ft Mumbai-Pune Road

**On or towards North:** The property of SHRI. Matani from S. No 133

**On or towards South:** The property of SHRI. Shete from S. No. 130

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT:**

**I.** The Xerox copy of Development Agreement between 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Mohan Narayan Bhargude, 4)Vimal Pandurang Linge And 5) Sangeeta Bharat Linge With Pruth V Buildmasters LLP through its partner (1) Mr. Dilip Khandu Hadap (2) Mrs. Vijaya Shivaji Londhe duly registered.

**II.** The Xerox copy of Power of Attorney between 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Mohan Narayan Bhargude, 4)Vimal Pandurang Linge And 5) Sangeeta Bharat Linge With Pruth V Buildmasters LLP through its partner (1) Mr. Dilip Khandu Hadap (2) Mrs. Vijaya Shivaji Londhe duly registered.

**III.** Xerox copy of the pherphar No. 4620

**IV.** Xerox copy of the 7/12 in the name of Shri. Rajendra Mahadev Bankar.

**V.** Xerox copy of the pherphar No. 4620

**VI.** Xerox copy of the 7/12 in the name of Shri. Bhajandas Kashinath Bankar

**VII.** Xerox copy of the pherphar No. 4620

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VIII. Xerox copy of the 7/12 in the name of Shri. Mohan Narayan Bhargude

IX. Xerox copy of the pherphar No. 5095, 6723

X. Xerox copy of the 7/12 in the name of Vimal Pandurang Linge

XI. Xerox copy of the pherphar No. 5095, 6723

XII. Xerox copy of the 7/12 in the name of Sangeeta Bharat Linge

XIII. Search Report for 30 years from 1994 till 2024.

3. 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 owner / Promoter / developer / company) is clear, marketable and without any encumbrances.

**Owners of Land:**

- 1) Shri. Rajendra Mahadev Bankar,
- 2) Shri. Bhajandas Kashinath Bankar,
- 3) Shri. Mohan Narayan Bhargude,
- 4) Vimal Pandurang Linge,
- 5) Sangeeta Bharat Linge

(Hereinafter called as said owners)

(Survey No. 130/1, Land Admeasuring 28.5 R, Survey No. 130/1, Land Admeasuring 22.5 R, Survey No. 131 (P), Land Admeasuring 18.00 R).

4. The report reflecting the flow of the title of the (owner / Promoter / developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure - I

Pune

Date: 14/05/2024

*Pravite*  
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Advocate

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Page 3 of 10

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

**FLOW OF THE TITLE OF THE SAID LAND**

**1. SURVEY NO. 130/1, LAND ADMEASURING 28.5 R:-**

1a) The property bearing Survey No. 130/1, admeasuring 00 H. 51 R (which is including Pot kharaba 00 H. 01 R), being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation. (which was then in the limits of Grampanchayat Tathawade), originally belonged to Shri. Aashru Mahadu Pawar, as per Mutation Entry No.1239, his name is recorded in 7/12 extracts in the year 1977 by way of Falnibara.

1b) Mutation Entry No. 4362 reveals that out of the said land Smt. Vimal Visiinu Pawar has purchased land admeasuring 28.5 R out of the said Survey No. 130/1, from the said Shri. Aashru Mahadu Pawar on 28/04/2006 by way of registered sale deed. The sale deed was duly registered in the office of Sub-Registrar Haveli under Serial No.3359/2006. So as per this Mutation Entry, the name of Smt. Vimal Vishnu Pawar recorded in Record of Rights and her name was recorded in 7/12 extracts as the owner of the said portion of the land.

1c) Mutation Entry No.5095 reveals that the said portion of the land admeasuring 28.5 R out of Survey No. 130/1, has been purchased by 1)Smt. Vimal Pandurang Linge, 2) Smt. Sangeeta Bharat Linge on 25/01/2010 from 1)Smt. Vimal Vishnu Pawar, 2) Shri. Vishnu Aashru @ Dasharath Pawar 3) Shri. Rohidas Vishnu Pawar, 4) Shri. Bihanudas Vishnu Pawar, 5) Shri. Sachin Vishnu Pawar. The said sale deed was duly registered in the office of Sub-Registrar, Haveli at Sr. No. 1065/2010. Thereafter Smt. Vimal Pandurang

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Linge And Smt. Sangeeta Bharat Linge became the absolute owners of the said portion of the land admeasuring 28.50R and their names have been mutated in the 7/12 extract as the owner of the said portion of the land.

As, such Smt. Vimal Pandurang Linge And Smt. Sangeeta Bharat Linge are the absolute owners of the said portion of the land admeasuring 28.50R out of Survey No. 130/1.

**2. SURVEY NO. 130/1, LAND ADMEASURING 22.5 R:-**

2a) The property bearing Survey No. 130/1, admeasuring 00 H. 51 R (which includes Pot kharaba 00 H. 01 R) being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation (which was then in the limits of Grampanchayat Tathawade), originally belonged to Shri. Aashru Mahadu Pawar as per Mutation Entry No.1239, his name is recorded in 7/12 extracts in the year 1977 by way of Falnibara.

2b) Thereafter as per Mutation Entry No. 4363, it is seen that remaining portion of the land admeasuring about 22.5 R our of Survey No. 130/1 was purchased by (1)Shri. Rajendra Mahadev Bankar, (2)Shri. Bhajandas Kashinath Bankar, (3)Shri. Dattatraya Bansode And (4) Shri. Mohan Narayan Bhargude On 28/04/2006 From 1) Shri. Aashru Mahadu Pawar, 2) Shri. Vishnu Aashru @Dasharath Pawar, 3) Sushila Kashinath Sawale, 4) Sumidra Uttam Aawale, 5) Shri. Rohidas Vishnu Pawar, 6) Shri. Bhanudas Vishnu Pawar, 7) Shri. Sachin Vishnu Pawar, 8) Leela Ashok Parande, 9) Vimal Vishnu Pawar. The said sale deed was duly registered in the office of Sub-Registrar, Haveli at Sr. No. 3360/2006, but the Circle Officer, Thergaon has cancelled Mutation Entry No. 4363 because being purchaser of the said land, they have not given evidence of their being agriculturist. So their names have not been recorded in 7/12 extract and hence the Mutation Entry No.4363 has

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been recorded in other rights column of 7/12 extract. Thereafter being purchaser of the said land, they have given evidence of being agriculturist before the Circle Officer. Thereafter their names have been recorded in Record of Rights as per Mutation Entry No. 4442, but this Mutation Entry Number was also recorded in other rights Column of 7/12 extract. As such, as per Mutation Entry No.4363 and 4442, the above mentioned purchasers' names have not been recorded as owners of said portion of the land in 7/12 extract.

2c) Thereafter as per Order of the Hon'ble Divisional Commissioner, Maval. Pune bearing RTS/Appeal No.49/2008, the Hon'ble Court has cancelled the Order in respect of Mutation Entry No. 4363 passed by the Circle Officer, Thergaon and Appeal was partly allowed by way of this order being purchasers 1) Shri. Rajendra Mahadev Bankar, 2)Shri. Bhajandas Kashinath Bankar, 3)Shri. Ashok Dattatraya Bansode, 4)Shri. Mohan Narayan Bhargude, their names have been recorded in the Record of Rights by way of Mutation Entry No. 4620 and as per this Mutation Entry No.4620 above mentioned names were recorded in 7/12 extracts as owner of the said portion of the land.

2d) Thereafter out of S. No. 130/1, the share of the land admeasuring area about 00 H. 05.63 R of Shri. Ashok Dattatraya Bansode, he himself gifted his share of land to Vimal Pandurang Linge And Sangeeta Bharat Linge by way of registered Gift-Deed and the remaining co-owners of the land Shri. Bhajandas Kashinath Bankar, Shri. Rajendra Mahadev Bankar And Shri. Mohan Narayan Bhargude have given their consent as the Consenting Party to the said Gift-Deed. The said Gift Deed was duly registered in the office of Sub-Registrar. Haveli No. 25 under Sr. No. 85. As per the said Gift- Deed, names of Vimal Pandurang Linge And Sangeeta Bharat Linge were entered as co-owners in Record of Rights as per Mutation Entry No. 6722. So, Vimal Pandurang Linge And Sangeeta Bharat Linge are the co-owners of the land

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admeasuring area 00 H. 5.63 R in S. No. 130/1 of village Tathawade. Tal-  
Muishi, Dist- Pune.

As such 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinati  
Bankar, 3) Shri. Mohan Narayan Bhargude, 4) Smt. Vimal Pandurang Linge  
And 5) Smt. Sangeeta Bharat Linge are the absolute owners of the said  
portion of the land admeasuring 22.50R out of Survey No. 130/1.

**3. SURVEY NO. 131 (P), LAND ADMEASURING 18.00 R:-**

3a) That the property bearing Survey No. 131, totally admeasuring 04 H. 07 R  
(including Potkharaba 00 H. 08 R), being and lying at Village Tathawade,  
Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad  
Municipal Corporation, (which was then in the limits of Grampanchayat  
Tathawade), originally belonged to Shri. Mahatu Vithoba Pawar.

3b) Mutation Entry No. 2723 reveals that the said Shri. Mahatu Vithoba  
Pawar sold land admeasuring 00 H. 18:00 R (including Potkharaba 00 H. 08 R)  
out of Survey No. 131, being and lying at Village Tathawade. Taluka Mulshi,  
District Pune and within the local limits of Pimpri Chinchwad Municipal  
Corporation, to Jasmin Kisandas Walia by Sale deed dated 16/12/1997 which  
was registered with Sub-Registrar Mulshi at Serial No. 481/1997.  
Accordingly Jasmin Kisandas Walia became absolute owner of the said land  
admeasuring 00 H. 18.00 R (including Potkharaba 00 H. 08 R) out of Survey  
No. 131, and her name has been mutated in the record of rights as owner  
thereof.

3c) Mutation Entry No. 3765 reveals that the said Jasmin Kisandas Walia sold  
the said land admeasuring 00 H. 18.00 R (including Potkharaba 00 H. 08 R)  
out of Survey No. 131, being and lying at Village Tathawade, Taluka Mulshi,  
District Pune and within the local limits of Pimpri Chinchwad Municipal  
Corporation, to Dr. Madhusudan Sugriv Kale, Shri. Vikram Sugriv Kale And

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Shri. Ravindra Gyanurao Salunke, by Sale deed dated 28.01.2004 which is registered with Sub-Registrar Mulshi at Serial No. 2917/2004. Accordingly Dr. Madhusudan Sugriv Kale, Shri. Vikram Sugriv Kale And Shri. Ravindra Gyanurao Salunke became absolute owner of the said land admeasuring 00 H. 18.00 R (including Potkharaba 00 H. 08 R) out of Survey No. 131, and their names have been mutated in the record of rights as owners thereof.

**3d)** The said Dr. Madhusudan Sugriv Kale, Shri. Vikram Sugriv Kale And Shri. Ravindra Gyanurao Salunke, sold the said land admeasuring 00 H. 18.00 R (including Potkharaba 00 H.08 R) out of Survey No. 131 being and lying at Village Tathawade, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, to Shri. Rajendra Mahadev Bankar, Shri. Bhajandas Kashinah Bankar, Shri. Ashok Dattatray Bansode And Shri. Mohan Narayan Bhargude, by Sale deed dated 16/02/2006 which is registered with Sub-Registrar Mulshi at Serial No. 1324/2006. The said transaction was effected in the 7/12 extract vide Mutation Entry No. 4361 which was eventually cancelled, as due to incomplete address of the parties the notices could not be sent.

**3e)** Thereafter their names have been recorded in Record of Rights vide Mutation Entry No. 4443, but this Mutation Entry Number was also recorded in other rights Column of 7/12 extract. As such, as per Mutation Entry No.4361 and 4443. the above mentioned purchasers names have not been recorded as owners of said portion of the land in 7/12 extract.

**3f)** Thereafter as per Order of the Hon'ble Divisional Commissioner, Maval, Pune bearing RTS/Appeal No.48/2008, the Hon'ble Court has cancelled the Order in respect of Mutation Entry No. 4361 passed by the Circle Officer, Thergaon and Appeal was allowed. By this order the purchasers names viz. 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Ashok Dattatraya Bansode And 4) Shri. Mohan Narayan Bhargude have

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been recorded in the Record of Rights vide Mutation Entry No. 4620 as owners thereof in respect of land admeasuring 00 H. 18.00 R (including Potkharaba 00 H. 08 R) out of Survey No. 131.

3g) Thereafter out of S. No. 131, the share of the land admeasuring area about 00 H. 04.50 R of Shri. Ashok Dattatraya Bansode, He Himself Gifted His Share Of Land To Vimal Pandurang Linge And Sangeeta Bharat Linge by way of registered Gift-Deed and the remaining co-owners of the land Shri. Bhajandas Kashinath Bankar, Shri. Rajendra Mahadev Bankar and Shri. Mohan Narayan Bhargude have given their consent as the Consenting Party to the said Gift-Deed. The said Gift Deed was duly registered in the office of Sub-Registrar Haveli No. 25 under Sr. No. 10086/2017 dated 13/09/2017. As per the said Gift Deed, names of Vimal Pandurang Linge And Sangeeta Bharat Linge were entered as co-owners in Record of Rights as per Mutation Entry No. 6723. So, Vimal Pandurang Linge And Sangeeta Bharat Linge are the co-owners of the land admeasuring area 00 H. 04.50 R in S. No. 131 of Village Tathawade. Tal-Mulshi. Dist-Pune.

As such the said 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Mohan Narayan Bhargude, 4) Vimal Pandurang Linge And 5) Sangeeta Bharat Linge are the absolute owners of land admeasuring 00 H. 18.00 R (including Potkharaba 00 H. 08 R) out of Survey No. 131.

1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Mohan Narayan Bhargude, 4) Vimal Pandurang Linge And 5) Sangeeta Bharat Linge assigned the Development rights in respect of their share in the said land unto **PRUTH V BUILDMASTERS LLP** herein by **Development Agreement and Power of Attorney** both dated **01/03/2024** which is registered at office of the sub-registrar of Haveli No. 16 at Sr.No.4908/2024 and 4914/2024.

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**AND WHEREAS** in the aforesaid manner **PRUTH V BUILDMASTERS LLP** through its partner (1) Mr. Dilip Khandu Hadap (2) Mrs. Vijaya Shivaji Londhe acquired development rights of the said land described in Schedule A.

**AND WHEREAS** in between the land owners 1) Shri. Rajendra Mahadev Bankar, 2) Shri. Bhajandas Kashinath Bankar, 3) Shri. Mohan Narayan Bhargude, 4) Vimal Pandurang Linge And 5) Sangeeta Bharat Linge submitted the building Plan to Pimpri- Chinchwad Muncipal Corporation and PCMC has sanctioned the building Plan and given **commencement certificate No. B. P.Tathwade/44/2024, Dt. 10/04/2024** for the construction of the building on the said property (Property mentioned in schedule A).

I have caused the search of Index II, Registers at the office of the Sub-Registrar, Haveli No. 1 at Pune for the last 30 Years from 1994 to 2024 as per **Grass E Challan No. MH001956110202425E on dated 13/05/2024**. Some Records available & some records available to me for my verification are in torn condition.

I further state that there was Centralization of the Registration of the documents therefore the title of the above Property was mostly based on the available documents referred above.

**Place - Pune**

**Date- 14/05/2024**

*Mohite*

**Pravin V. Mohite**

**Advocate**

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