

FORMAT 'A'

To

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

SUBJECT: *Title clearance with respect to the property described herein below being Survey No.179P area admeasuring about 00H 39R being and situated at Revenue Village: Dudulgaon, Taluka: Haveli, Jillah: Pune and within the jurisdiction of Hon'ble Sub-Registrar, Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation. (hereinafter referred as 'the said land')*

I have investigated the title of the said land on the request of **RAKESH RAMESH TAPKIR.**

1) **DESCRIPTION OF THE PROPERTY:-**

[DESCRIPTION OF THE SAID TOTAL LAND]

All that piece and parcel of land bearing Survey No.179P area admeasuring 00 H 39 Aar out of total land 00H 50Aar which an area admeasuring being lying and situated at Village: Dudulgaon, Taluka: Haveli, District: Pune and within the jurisdiction of Pimpri Chinchwad Municipal Corporation and which the land is bounded as under:

Towards East : Vision Creative Associates.
Towards West : 24 D.P Road.
Towards North : Land of Nandkumar Kurhade and others.
Towards South : Land of Chand Habib Shaik and others.

Together with all the rights of easement and hereditaments and benefits attached thereto & hereinafter called & referred to as the "Said Land".

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DELHI: Chamber No. 202, New Building, Block - III, High Court of Delhi.
C-3/166, Sector - 36, Noida - UP (201303)

UTTAR PRADESH: Plot No 49, Gyan Khand - 1, Indirapuram, Ghaziabad, Uttar Pradesh - 201010.
voice: +91 7678125729 **e-mail:** ncr@triyama.com

e-mail: legal@triyama.com **web:** https://legal.triyama.com/



2) **THE DOCUMENTS OF ALLOTMENT OF LAND:-**

Description of the Document	Registration Number (If any)	Date of Execution / Registration (If any)
Survey No. 179		
1) 7/12 Extract and relevant Mutation Entries (Pher-Phar) for the period 1993-2025		
2) Demarcation bearing No. अतितातडी मो.र.नं ४२४१५/२०२३.		
3) Demarcation bearing No. अतितातडी मो.र.नं ११२२१/२०२३.		
4) Commencement Certificate No. निपी/डुडुलगाव/०२/२०२५.		
5) Power Of Attorney- 1227/2025		
6) Gift Deed-11216/2025		
7) Sanction Plan bearing No. B.P /Dudulgaon/30/2025		
8) Commencement Certificate dated 25.06.2025		

- 3) On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **RAKESH RAMESH TAPKIR** is clear, marketable and without any encumbrances.

OWNERS OF THE LAND AS PER REVENUE RECORDS:

[Relevant of the purpose of present Title & search Report]:

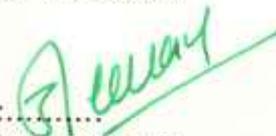
MR. RAKESH RAMESH TAPKIR

[For area up to the extent of **00H 39R**]

- 4) The report reflecting the flow of the title of **RAKESH RAMESH TAPKIR** on the said land is herewith enclosed as annexure

Encl: Annexure

Date: 01.07.2025

Sign: 
JEEVAN B. KATE
Advocate

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(Circular No.
28/2021

FLOW OF TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract issued by Talathi
- 2) Mutation Entries:
- 3) Demarcation
- 4) Power of Attorney
- 5) Gift Deed
- 6) Sanction Plan bearing No. B.P /Dudulgaon/30/2025.
- 7) Commencement Certificate dated 25.06.2025.

FOR SURVEY NO. 179

- (1) It appears from the 7/12 extract from 1994 to 2025 that land owner of the said land was Rangubai Popat Vahile for the area admeasuring 00 H 47 Aar and Pandurang Shankar Gaikwad was owner of area 00 H 02Aar.
- (2) **Mutation Entry No. 511- it appears from the Mutation Entry No. 511 that, Rangubai Popat Vahile Purchased 00 H 47 Aar land from Jainubi Gulab Shaikh, Mehbub Gulab Shaikh, Chand Habib Shaikh, Nazir Habib Shaikh, Akbar Habib Shaikh, Shabima Ramjan Shaik through POA holder Ramesh Bapusaheb Tapkir by way of registered Sale deed and accordingly the name of Rangubai Popat Vahile came to be recorded onto 7/12 extract of the said land &**

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mutated in the record of rights as an owner and occupier vide mutation entry No. 511.

(3) **Mutation Entry No. 841** -It appears from the Mutation Entry No. 841 that, Ramesh Bapusaheb Tapkir Purchased 00 H 47 Aar land from Rangubai Popat Vahile through POA holder Ramesh Bapusaheb Tapkir by way of Sale deed dated 28.12.2007 registered in the office of Sub-registrar Haveli No. VIII at serial No. 10743/2007 and accordingly the name of Ramesh Bapusaheb Tapkir was recorded onto 7/12 extract of the said land & mutated in the record of rights as an owner and occupier vide mutation entry No. 841.

(4) **Mutation Entry No. 2339** -It appears from the Mutation Entry No. 2339 that, Ramesh Bapusaheb Tapkir Purchased 00 H 01 Aar land from Pandurang Shanakar Gaikwad, Bhanudas Pandurang Gaikwad, Balasaheb Pandurang Gaikwad by way of Sale deed dated 29.10.2014 registered in the office of Sub-registrar Haveli No. XIV at serial No. 7076/2014 and accordingly the name of Ramesh Bapusaheb Tapkir was recorded onto 7/12 extract of the said land & mutated in the record of rights as an owner and occupier vide mutation entry No. 2339.

(5) **Demarcation Map bearing No. Atitadi Mo.R. NO. 42415/2023 (अतितातडी मो.र.नं ४२४१५/२०२३)** -It appears from the copy of Demarcation map bearing No. अतितातडी मो.र.नं ४२४१५/२०२३ that Ramesh Bapusaheb Tapkir filed an Application before the Deputy Superintendent of Land Records, Haveli for the demarcation of area admeasuring 00H 39Aar Out of the total area admeasuring 00H 47.93 and accordingly demarcation of the western part out of the total area came to be demarcated and accordingly

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demarcation Map ('क' प्रत) bearing No. अतितातडी मो.र.नं ४२४१५/२०२३ was issued to Ramesh Bapusaheb Tapkir.

(6) **Demarcation Map bearing No. Atitatadi Mo.R. NO. 11221/2023 (अतितातडी मो.र.नं ११२२१/२०२३)** -It appears from the copy Demarcation map bearing No. अतितातडी मो.र.नं ११२२१/२०२३ that Ramesh Bapusaheb Tapkir filed an Application before the Deputy Superintendent of Land Records, Haveli for the demarcation of area admeasuring 00H 08.93Aar Out of the total area admeasuring 00H 47.93 and accordingly demarcation of the Eastern part out of the total area came to be demarcated and accordingly demarcation Map ('क' प्रत) bearing No. अतितातडी मो.र.नं ११२२१/२०२३ was issued to Ramesh Bapusaheb Tapkir.

(7) **Power Of Attorney bearing No. 1227/2025** : It appears from the Power of Attorney dated 13.01.2025 registered in the office of Sub registrar Haveli No. V at serial No. 1227/2025 that Ramesh Bapusaheb Tapkir has appointed Rakesh Ramesh Tapkir as Power of Attorney holder to Sign and to do all the necessary work for the Development and construct building on the said land with powers to Sale the Developed Residential and commercial units and receive consideration money.

(8) **Gift Deed bearing No. 11216/2025** : It appears from the Gift deed dated 06.05.2025 registered in the office of Sub registrar Haveli No. XIV at serial No. 11216/2025 that Ramesh Bapusaheb Tapkir has transferred the said land with all the rights to Rakesh Ramesh Tapkir.

Powers



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(9) **Mutation Entry No. 3954** -It appears from the Mutation Entry No. 3954 that, Ramesh Bapusaheb Tapkir transferred 00 H 39 Aar land via Gift deed dated 06.05.2025 registered in the office of Sub registrar Haveli No. XIV at serial No. 11216/2025 to his Son Rakesh Ramesh Tapkir and accordingly the name of Rakesh Ramesh was recorded onto 7/12 extract of the said land & mutated in the record of rights as an owner and occupier for area admeasuring 00H 39 Aar vide mutation entry No. 3954 on 09.05.2025.

(10) **Sanction Plan bearing No. BP/DudulGaon/30/2025 dated 25.06.2025:** It appears from the sanction Plan that Building Permission to develop the Survey No. 179 is been sanctioned and map is been issued on the name of Rakesh Ramesh Tapkir.

(11) **Revised Commencement Certificate dated 25.06.2025:** It appears from the Commencement Certificate that Building Permission map to develop the Survey No. 179 is been sanctioned and accordingly revised commencement Certificate to Commence the Construction work as per the sanctioned layout is been issued to Rakesh Ramesh Tapkir.

8) **DISCLAIMERS:**

It is further clarified that the boundaries of the subject-matter land are not examined by me nor am I qualified to express my opinion on physical identification of the said land. The boundaries of the said land are provided by the said Owners, who are in actual occupation and possession of the said land. Further, I have not conducted any investigation to ascertain whether the said land or part of the said land is under pending litigation, is difficult due to various reasons inter alia (i) litigation details don't specify proper property description (ii) litigations can be filed/instituted in various forum

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depending upon the relief claimed (iii) record of litigations maintained by courts and other authorities are not updated nor maintained descriptively and are not easily available/accessible; and/or this aspect needs to be verified independently

9) **OBSERVATIONS:**

The Possession of the owner as mentioned herein cannot be confirmed from the available documents. Moreover, the title has been derived only from the available documents as mentioned hereinabove. Thus, it is advisable to give public notice in local newspaper, to confirm the title and possession of the area.

It is further clarified for the purpose of issuance of this report that

I have assumed:

- a. The rights, constitution, deeds or legal capacity of all the executing persons, natural or artificial to documents mentioned herein and authenticity of all signatures and all documents submitted to me and obtained by me as original, certified or photocopies is assumed to be genuine and I have not examined the same.
- b. It is informed to me that the documents supplied for scrutiny are photocopies and the client has informed that 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 and I shall bear no liability towards any claim, loss, damages, grievances raised on any act, transaction, opinion in respect of the said property.
- c. That all permissions, necessary, have been obtained.

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Pune

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10) **Search Report** for last more than **30 years** from **1992 to 2025**, taken from Online (IGR Website) and Sub registrar office at Haveli.

(i) Online Search Challan bearing Receipt Number **MH009546530202425U** issued by the Department of Registration and Stamps, Pune dated 09.10.2024 for Rs. 750/- [Rupees Seven Hundred and Fifty Only] and Receipt Number **MH009546530202425U**.

(ii) Copy of search receipt No. 2178 for search period 1998-2025 issued by Office of Sub Registrar Haveli No. 26 dated 22.01.2025 for Rs. 750/- only.

11) **Litigation if any: Not applicable/ NIL.**

Date: 28.05.2025

Sign: *Jeevan*

Jeevan B. Kate
Advocate



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MH009546530202425U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Oct 2024	Receipt	Receipt no.: 1113682546
Name of the Applicant : Adv Kishor Haribhau Patil		
Details of property of which document has to be searched		Dist :Pune Village Dudulgaon S.No/CTS No/G.No : 179
Period of search :		From :2002 To :2024
Received Fee :		575
The above mentioned Search fee has been credited to government vide GRN no MH009546530202425U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakori.gov.in/challan/views/frmSearchChallanWithoutReg.php'		



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