

# GANESH G. RAYKAR

(B.A.L.L.B., DLL & LW)

ADVOCATE

Office No.6, A Wing, 2 nd Floor,  
Yashwant Vihar Society,  
Garmal, Dhayri, Pune - 411 041.  
☎ +91 9881401040, ☎ 9850521919  
✉ ganesh.raykar@gmail.com

Date :

## FORMAT A

To,  
**Maha RERA**

### LEGAL TITLE REPORT

**Sub:** Title clearance certificate concerning area admeasuring 00 H 70 Ares from and out of Survey No. 98/1/4 (Survey No.98P as per commencement Certificate), totally admeasuring 03H 62.60 Ares (including barren land 00 Hectare, 39.50 Ares) assessed at Rs. 07.51 Pai, situated at Village Kasarsai, Taluka Mulshi, Dist. Pune (MH).

I have investigated the title of the said plot at the request of **PANASIA RISING SPACES LLP**, through its partner and authorized representative **Sou. Vaheeda Prakash Kalaskar** as promoter/developer and based on the following documents:

#### I. DESCRIPTION OF THE PROPERTY

**ALL THAT PIECE AND PARCEL OF LAND**, an area admeasuring about 00 H 70 Ares from and out of Gat no.98P (Old Survey No. 98/1+2+2/3D), totally admeasuring 03 H 62.60 Ares (including barren land 00 Hectare, 39.50 Ares) assessed at Rs. 07.51 Pai, situated at Village Kasarsai, Taluka Mulshi, Dist. Pune (MH) within the limits of PMRDA and within the jurisdiction of Sub-Registrar Mulshi, Dist. Pune (MH).

**On or toward the East:** By 25 Feet road

**On or toward the West:** By Part of Survey No. 98/1/4

**On or toward the North:** By Part of Survey No. 98/1/4

**On or toward the South:** By Part of Survey No. 98/1/4



*Raykar*

## II. THE DOCUMENTS OF ALLOTMENT OF PLOT/PROPERTY:

- a. Copies of 7/12 extracts from 1993 to till date.
- b. Mutation Entries of Gat no. 98P - 468, 654, 763, 1173, 1387, 1388, 1650, 1704, 2039, 2049, 5130, 5156, 5274, 5279, 5494, 5502, 5514, 5780, 5911.
- c. Copy of Index II of Agreement to Sale dated 25/08/2022 which was duly registered in the office of Sub-Registrar, Taluka Mulshi, Dist. Pune (MH) at **Serial No.16991/2022.**
- d. Copy of Index II along with Power of Attorney dated 25/08/2022 which was duly registered in the office of Sub-Registrar, Taluka Mulshi, Dist. Pune (MH) at **Serial No.16992/2022.**
- e. Copy of Index II of Sale Deed dated 10/03/2023 which was duly registered in the office of Sub-Registrar, Taluka Mulshi, Dist. Pune (MH) at **Serial No.4557/2023.**
- f. Copy of Index II along with the Development Agreement dated 12/07/2023 executed by and between Mr. Ganesh Barku Shedge and PANASIA RISING SPACES LLP, through its partner and authorised representative Sou. Vaheeda Prakash Kalaskar which was duly registered in the office of Sub-Registrar, Taluka Mulshi, Dist. Pune (MH) at **Serial No. 15595/2023.**
- g. Copy of Power of Attorney dated 14/07/2023 was executed by and between Mr. Ganesh Barku Shedge and PANASIA RISING SPACES LLP, through its partner and authorised representative Sou. Vaheeda Prakash Kalaskar which was duly registered in the office of Sub-Registrar Taluka Mulshi, Dist. Pune (MH) at **Serial No. 15837/2023.**



# GANESH G. RAYKAR

(B.A.L.L.B.,DLL & LW)

ADVOCATE

Office No.6, A Wing, 2 nd Floor,  
Yashwant Vihar Society,  
Garmal, Dhayri, Pune - 411 041.  
☎+91 9881401040, ☎ 9850521919  
✉ ganesh.raykar@gmail.com

Date :

- h. Copy of 'क' प्रत Demarcation Bearing No. 4571/2022 issued by Superintendent of Land Revenue Officer dated 23/12/2022.
- i. Copy of Commencement Certificate issued by Pune Municipal Corporation, vide **Commencement Certificate No: 787/2023-24** dated 26/10/2023 issued in favour of PANASIA RISING SPACES LLP, through its partner Sou. Vaheeda Prakash Kalaskar applied and received a commencement certificate.
- j. Copy of NA Order issued by Collector of Pune, NA **order bearing No. Mulshi/NA/SR/54/2023** dated 23/10/2023.
- k. Copy of Original Sanctioned Plan **Certificate No. 787/2023-24** issued by Architect dated 26/10/2023.
- l. Copy of Search & Title Report given by Adv. Ritesh D. Gawali, dated 03/04/2023.
- m. Copy of **Zone Certificate No. ZC-0000-MU-22-O-15802**, dated 19/09/2022 issued by Pune Municipal Corporation.

III. **On perusal of all the aforesaid documents and available records, and after verifying the documents I have investigated the title of the said property as under:**

Gat No. 98P (Old Survey No. 98/1+2+2/3D), an area admeasuring 00 H 70 Ares, totally admeasuring 03H 62.60 Ares (including barren land 00 Hectare, 39.50 Ares) assessed at Rs. 07.51 Pai, situated at Village Kasarsai, Taluka Mulshi, Dist. Pune (MH).

- a. On perusal of **Mutation Entry No. 468**, it appears that Shivram alias Shiva laxman Bodke has purchased land out of Survey number 98/1+2+2/3A, Survey number



98/1+2+2/3B, Survey number 98/1+2+2/3C, Survey number 98/1+2+2/3D from Bappu Ganpati Shitole, Raghu Ganpati Shitole, Vaman Ganpati Shitole, for consideration of Rs.600/-.

- b. On perusal of **Mutation Entry No. 654**, it appears that Mr. Shivram Laxman Bodke passed away leaving behind his legal heirs namely: 1) Baban (whose name was recorded as Karta of HUF on 7/12 extract) 2) Dyanoba, 3) Tukaram, (Son), 4) Parubai alias Parvatibai Dagdu Shitole.
- c. On perusal of **Mutation Entry No.763**, it appears that Shivram alias Shiva laxman Bodke died leaving behind his legal heirs namely: Baban Shivram Bodke, Dyanoba Shivram Bodke, Tukaram Shivram Bodke, and one daughter Parubai alias Parvatibai Dagdu Shitole. Also, the name of Baban Shivram Bodke has been entered as Karta of the family with respect to Survey No.98/2/2 and 98/1.
- d. On perusal of **Mutation Entry No. 1173**, it appears that the name of Baban Shiva Bodke was removed also the name of Maharashtra Rajya Sah-Krishi and Gramin Vikas Bank Ltd Branch Paud was removed.
- e. On perusal of **Mutation Entry No.1387**, it appears that Baban Shivram Bodke had taken a loan of Rs. 12,000/- (Rupees Twelve Thousand only) for the electric motor and pipeline. As per letter number 992/92, dated 09/11/1992 from Maharashtra Rajya Sah-Krishi and Gramin Vikas Bank Ltd. branch Paud, was repaid the entire amount of the loan. Consequently, the name of Maharashtra Rajya Sah-Krishi and Gramin Vikas Bank Ltd. branch Paud,



# GANESH G. RAYKAR

(B.A.L.L.B., DLL & LW)

ADVOCATE

Office No.6, A Wing, 2 nd Floor,  
Yashwant Vihar Society,  
Garmal, Dhayri, Pune - 411 041.  
☎ +91 9881401040, ☎ 9850521919  
✉ ganesh.raykar@gmail.com

Date :

encumbrance was removed from the others column of  
7-12 extract of the said land.

- f. On perusal of **Mutation Entry No.1388**, it appears that Mr. Baban Shivram Bodke died on 24/03/1982 leaving behind his legal heirs namely: Sudam (son), Kisan(son), Vasant(son), Tanhaji (Sons), Renubai Shivaji Jadhav (Daughter), Shahubai Baban Badke (Wife), Dyanoba Shivram Bodke (brother), and Tukaram Shivram Bodke (Brother).
- g. On perusal of **Mutation Entry No.1650**, it appears that the land was partitioned by Tahsildar Mulshi, order number 67/1998 dated 03/06/1999 as follows:
- i. Sudam, Kisan, Vasant, Tanhaji, Shavubai, and Renubai - Area 01 H 34.1 Ares
  - ii. Tukaram Shivram Bodke - Area 01 H 34.1 Ares
  - iii. Dyanoba Shivram Bodke - Area 01 H 34.1 Ares
- h. On perusal of **Mutation Entry No.1704**, it appears that Dyanoba Shivram Bodke passed away on 24/4/2000 leaving behind his legal heirs namely: Mahadu Dyanoba Bodke (Son), Suman Baban Kemse, Mukta Popat Sathe, Vimal Ramdas Sathe, Janabai Vasant Vahile, Narmada Bodke (Wife).
- i. On perusal of **Mutation Entry No. 2039**, it appears that the old survey number 98/1+2+2/3D was transformed into a new survey number No. 98/1/4 with the effect of the computerized Bhumi-Abhilek scheme.
- j. On perusal of **Mutation Entry No.2049**, it appears that the entry of 'Kasarsai Dava Kalva' was entered in other rights column as per Order No. III/एस आर /7/01 dated 03/01/2005 issued by Special Land Acquisition Officer No. 3 Pune.



- k. On perusal of **Mutation Entry No.5130**, it appears that Shavubai Baban Bodke and Renubai alias Suman Shivaji Jadhav released their undivided share by Release Deed No. 2421/2019 dated 02/02/2019 in favor of Sudam Baban Bodke, Sonabai Kisan Bodke, Yogesh Kisan Bodke, Sandip Kisan Bodke, Vasant Baban Bodke, and Tanhaji Baban Bodke.
- l. On perusal of **Mutation Entry No. 5156**, it appears that Mr. Sudam Baban Bodke, Sonabai Kisan Bodke, Yogesh Kisan Bodke, Sandip Kisan Bodke, Vasant Baban Bodke, and Tanhaji Baban Bodke sold an area admeasuring 1100 square meters out of survey no 94/1/4 to Mr. Kailash Tulshiram Shitole, Ganesh Barku Shitole, and Vivek Kumar.
- m. On perusal of **Mutation Entry No. 5274**, Mr. Nivrutti Shitole applied along with judgment in R.T.S Appeal No. 636/2018 dated 13/08/2020 regarding Village Kasarsai S.No.98/1/4, **Mutation Entry No.1388** and **Mutation Entry No. 1650** to be partially changed and according to **Mutation Entry No. 654** name of Parubai alias Parvati alias Bhagubai Dagdu Shitole to be mutated. Moreover, **Mutation Entry No. 1650** regarding the partition of Survey No. 98/1/2/2/3/3 and **Mutation Entry No. 2039** Survey No. 98/1/4 name of Parubai alias Parvati alias Bhagubai Dagdu Shitole was added with the names of 1) Sudam Baban Bodke, 2) Mahadu Dyanoba Bodke and others 3) Tukaram Shivram Bodke.
- n. On perusal of **Mutation Entry No. 5279**, it appears that Mr. Kailash Tulshiram Shitole, Ganesh Barku Shitole, and Vivek Kumar through Power of Attorney Kailash Tulshiram Shitole sold an area admeasuring



Date :

1100 square meters out of survey no 94/1/4 to Mrs. Geeta Nandu Barne and Mahesh Nandu Barne. The said sale deed was registered in the office of Sub-Registrar Mulshi at serial no 13453/2020 dated 20/11/2020.

- o. On perusal of **Mutation Entry No. 5494**, it appears that Sudam Baban Bodke passed away on 08/06/2021 leaving behind his legal heirs namely: Sharad Sudam Bodke (son), Vishal Sudam Bodke(son), Sujata Satish Yelwande (daughter), Shalan Sudam Bodke (widow).
- p. On perusal of **Mutation Entry No.5502**, it appears that Parubai alias Bhagubai Dagdu Shitole passed away on 24/12/2001, leaving behind legal heirs namely: Nivrutti Dagdu Shitole, Yashwant Shitole, Sushila Shitole, Rajaram Shitole, Asha Ghotkule, Usha Chavhan, Sujata Jadhav, Hanumant Shitole, Vimal Sorte, Chimabai Dhamale, Balasaheb Dhamale, Yashwant Dhamale, Kunda Awghade, Nanda Sathe, Bhimabai Jambhulkar, Ananda Jambhulkar, Dilip Jambhulkar, Ranjana Buchade, Laxmi Balwadkar were recorded on 7/12 extract.
- q. On perusal of **Mutation Entry No. 5514**, it appears that the legal heirs namely: Nivrutti Dagadu Shitole (son), Late. Yashwant Dagadu Shitole (son), Sushila Yashwant Shitole, Rajaram Yashwant Shitole, Asha Dilip Ghotkule, Usha Suresh Chavhan, Sujata Sambhaji Jadhav, Hanumant Dagadu Shitole, Vimal Baban Sorte, Chimabai Kisan Dhamale, Balasaheb Kisan Dhamale, Yashwant Kisan Dhamale, Kunda Sunil Avghade, Nanda Mohan Sathe, Bheemabai Pandurang Jambhulkar, Ananda Panduranga Jambhulkar, Dilip Pandurang Jambhulkar, Ranjana

Dattatrya Buchade, Laxmi Madhukar Balwadkar were recorded on 7/12 extract.

- r. On perusal of **Mutation Entry No. 5780**, it appears that Mr. Mahadu Dnyanoba Bodke submitted an application on 28/09/ 2022 regarding Gat No. 98/1/4. The application stated that Narmada Dyanoba Bodke had passed away on 20/04/2017 and that the legal heirs were already listed on the 7/12 extract of the land. As a result, Narmada's name was removed from the 7/12 extract for the aforementioned land.
- s. On perusal of Index II of Agreement to Sale dated 25/08/2022 which was duly registered in the office of Sub-Registrar, Taluka Mulshi, Dist. Pune (MH) at Serial No.16991/2022 and Power of Attorney dated 25/08/2022 which was duly registered in the office of Sub-Registrar Taluka Mulshi, Dist. Pune (MH) at Serial No.16992/2022 which was executed by and between Vasant Bodke, Tanaji Bodke, Sonabai Bodke, Sandip Bodke, Yogesh Bodke, Sharad Bodke, Vishal Bodke, Sujata Yelwande, Shalan Bodke, Mukta Sathe, Vimal Sathe, Suman Kemse, Janabai Vahile, Mahadu Bodke, Tukaram Bodke and others in favor of Mr. Ganesh Barku Shedge with respect of area 70 Ares.
- t. On perusal of Index II of Sale Deed dated 10/03/2023, it appears that, Mr. Vasant Baban Bodake, Tanhaji Baban Bodake, Sonabai Kisan Bodake, Sandip Kisan Bodake, Yogesh Kisan Bodake, Sharad Sudam Bodake, Vishal Sudam Bodake, Sujata Satish Yelwande, Shalan Sudam Bodake, Mukta Popat Sathe, Suman Baban Kemse, Janabai Vasant Vahile, Mahadu Dnyanoba Bodake, Tukaram Shivram Bodake, Nivrutti Dagadu Shitole, Shushila Yashvant Shitole, Rajaram



# GANESH G. RAYKAR

(B.A.L.L.B.,DLL & LW)

ADVOCATE

Office No.6, A Wing, 2 nd Floor,  
Yashwant Vihar Society,  
Garmal, Dhayri, Pune - 411 041.  
☎+91 9881401040, ☎ 9850521919  
✉ ganesh.raykar@gmail.com

Date :

Yashvant Shitole, Asha Dilip Ghotkule, Usha Suresh Chavhan, Sujata Sambhaji Jadhav, Hanumant Dagadu Shitole, Vimal Baban Sorate, Balasaheb Kisan Dhamale, Yashvant Kisan Dhamale, Kunda Sunil Avghade, Nanda Mohan Sathe, Ananda Pandurang Jambhulkar, Dilip Pandurang Jambhulkar, Ranjana Dattatray Buchade, Laxmi Madhukar Balvadkar, Atul Vasant Bodake, Rahul Tanaji Bodake, Nagesh Mahadu Bodake, Vishranti Khandu Sathe, Meena Rohidas Bhote, Kunda Shivaji Bodake, Dilip Tukaram Bodake, Vaibhav Dilip Bodake, Tejas Dilip Bodake, Akshay Shivaji Bodake, Dipali Vasudev Sorate, Jyoti Ganesh Ranpise, Usha Rahul Bodake, Mangal Tanaaji Bodake, Shamal Ganesh Dongare, Anjana Vasant Bodake, Surekha Sharad Bodake, Neeta Sandip Bodake, Swati Yogesh Bodake, Poonam Atul Bodake, Nanda Sharad Sathe, Swarana Balu Yelwande, Surekha Dashrath Paansare, Aarti Bhushan Vahile, Parvati Mahadu Bodake, Asha Mahadu Bodake, Bhagyashree Suhas Vinode, Purnima Navnaath Shinde, Pooja Namdev Jare, Vandana Dilip Bodake, Nivrutti Dagadu Shitole, Sushila Yashvant Shitole, Rajaram Yashvant Shitole, Asha Dilip Ghotkule, Usha Suresh Chavhan, Sujata Sambhaji Jadhav, Hanumant Dagadu Shitole, Vimal Baban Sorate, Balasaheb Kisan Dhamale, Yashvant Kisan Dhamale, Kunda Sunil Avghade, Nanda Mohan Sathe, Ananda Pandurang Jambhulkar, Dilip Pandurang Jambhulkar, Ranjana Dattatray Buchade, Laxmi Madhukar Balvadkar, Nivrutti Dagadu Shitole, Shushila Yashvant Shitole, Rajaram Yashvant Shitole, Asha Dilip Ghotkule, Usha Suresh Chavhan, Sujata Sambhaji Jadhav, Hanumant Dagadu Shitole, Vimal Baban Sorate, Balasaheb Kisan Dhamale, Yashvant Kisan Dhamale, Kunda Sunil Avghade, Nanda Mohan



Sathe, Ananda Pandurang Jambhulkar, Dilip Pandurang Jambhulkar, Ranjana Dattatray Buchade, Laxmi Madhukar Balvadkar sold said area 00 H 66 Ares + 00 H 04 Ares = 00 H 70 Ares in the favour of Mr. Ganesh Barku Shedge. The said Sale deed was duly registered in the office of Sub-Registrar Tal: Mulshi, Pune (MH) vide Doc No. 4557/2023 dated 10/03/2023. Thereafter the name of Mr. Ganesh Barku Shedge was recorded in the records of right by Mutation Entry No. 5911. However, the name of the owner Mr Ganesh Barku Shedge has not been entered on the 7/12 extract to date. But based on the Sale Deed and as per Section 54 of the Transfer of Property Act 1956, Mr. Ganesh Barku Shedge is the lawful owner of the said land area 00H 70 Ares.

- u. On perusal of the Development Agreement dated 12/07/2023 which was duly registered in the office of Sub-Registrar Mulshi at Serial No. 15595/2023, it appears that Mr. Ganesh Barku Shedge has granted the exclusive development rights and authority to develop the said area admeasuring 70 Ares out of the said Gat No. 98P unto and in favor of **PANASIA RISING SPACES LLP**, through its partner and authorized representative **Sou. Vaheeda Prakash Kalaskar** on the terms and conditions as mentioned therein. In pursuance of the said Development Agreement dated 12/07/2023, the said owner namely **Mr. Ganesh Barku Shedge** has executed a Power of Attorney dated 14/07/2023 which was duly registered in the office of Sub-Registrar, Mulshi at serial No. 15837/2023 in favor of **PANASIA RISING SPACES LLP**, through its partner and authorised representative **Sou. Vaheeda Prakash Kalaskar** interalia vesting in them several



# GANESH G. RAYKAR

(B.A.L.L.B.,DLL & LW)

ADVOCATE

Office No.6, A Wing, 2 nd Floor,  
Yashwant Vihar Society,  
Garmal, Dhayri, Pune - 411 041.  
+91 9881401040, 9850521919  
ganesh.raykar@gmail.com

Date :

powers and authorities for the development of the said  
70 Ares out of the said Gat No. 98P.

- v. The 'C' Copy ('क' प्रत) issued by Superintendent of Land Revenue Officer of Gat No. 98P and 98/1/4 dated 23/12/2022 and accordingly issued 'C' Copy bearing No. 4571/2022.
- w. On perusal of Order No: Mulshi/NA/SR/54/2023 dated 23/10/2023, it appears that the promoter has applied for permission to construct residential units on a 7000 square meter area. The District Collector of Pune has granted Non Agriculture (NA) permission for the aforementioned property.
- x. It appears that the promoter of the construction project has requested authorization to approve the building proposal on the mentioned property and has received a Commencement Certificate with No. CC/787/2023-24. The certificate was issued by the Pune Municipal Corporation for Gat No. 98P on 26/10/2023.
- y. It appears that the Zone Certificate No. ZC-0000-MU-22-O-15802, dated 19/09/2022 of Gat No. 98P, issued by Pune Municipal Corporation. This area falls under the Agricultural Zone (G-1) and includes a Waterbody, Extensions (PPS), (OHT), (CG), and a 15-meter road.

#### IV. Search report for 30 years from 1993 to 2023

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 **Mr. Ganesh Barku Shedge** is clear, marketable, and without any encumbrances.





**Owner of the land/property: Mr. Ganesh Barku Shedge**  
of Survey No.98/1/4 (Survey No. 98P as per  
commencement Certificate).

**DEVELOPER & POA Holder- PANASIA RISING SPACES  
LLP**

**Property:** admeasuring about 00 H 70 Ares from and out  
of Survey No. 98/1/4 (Survey No.98P as per  
commencement Certificate), totally admeasuring 03H  
62.60 Ares (including barren land 00 Hectare, 39.50 Ares)  
assessed at Rs. 07.51 Pai, situated at Village Kasarsai,  
Taluka Mulshi, Dist. Pune (MH)

The report reflecting the flow of the title of **Mr. Ganesh  
Barku Shedge** on the said land is enclosed herewith as an  
annexure.

**Observation** - I have pursued the documents submitted to  
me as mentioned above, and I have concluded that  
**PANASIA RISING SPACES LLP** a partnership firm is  
entitled to develop on the said land.



*Rarkash*

**Encl: Annexure**  
**Pune**  
**Date: 08/12/2023**

**Advocate**