



Date : 17/04/2025

FORMAT – A
(Circular No 28/2021)

To,

Maha RERA
Housefin Bhavan
Plot No. C-21,
Bandra Kurla Complex
Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub : Title clearance report with respect to all that piece and parcel of land bearing Survey No. 63 Hissa No. 2 admeasuring about 05 H. 58 Are + Potkharaba 00 H. 08 Are out of admeasuring area 00 H. 37 Are, i.e., 3700 Sq.mtrs, situated at Village Ravet, Within the Registration District Pune, Sub-District Haveli, and also within the limits of Pimpri-Chinchwad Municipal Corporation and within of Sub-registrar Haveli, Pune. (hereinafter collectively referred to as “**Said Property**”)

1. I/We have investigated the title of the property on the request of **GAIKWAD REALTY** and perused the copies of following documents:

Description of said Property :

All that piece and parcel of land bearing Survey No. 63 Hissa No. 2 admeasuring about 05 H. 58 Are + Potkharaba 00 H. 08 Are out of admeasuring area 00 H. 37 Are, i.e., 3700 Sq.mtrs, situated at Village Ravet, Within the Registration District Pune, Sub-District Haveli, and





also within the limits of Pimpri-Chinchwad Municipal Corporation and within of Sub-registrar Haveli, Pune. (hereinafter collectively referred to as "Said Property")

The Documents of allotment of plot :

- (i) Copies of 7/12 Extract since last 30+ years. i.e. year 1951 to as on today
- (ii) Copy of all relevant Mutation Entries.
- (iii) Sale Deed dated 04/01/1984 registered in the office of Sub-Registrar Haveli No. 1 vide Sr. No 84/1984.
- (iv) Development Agreement dated 06/10/2005 registered in the office of Sub-Registrar Haveli No. 14 vide Sr. No 6802/2005.
- (v) Power of Attorney dated 06/10/2005 registered in the office of Sub-Registrar Haveli No. 14 vide Sr. No 6803/2005.
- (vi) Confirmation Deed dated 13/05/2011 registered in the office of Sub-Registrar Haveli No. 14 vide Sr. No 5227/2011.
- (vii) Sale Deed dated 13/05/2011 registered in the office of Sub-Registrar Haveli No. 14 vide Sr. No 5228/2011.
- (viii) Confirmation Deed dated 12/06/2020 registered in the office of Sub-Registrar Haveli No. 19 vide Sr. No 5115/2020.
- (ix) 'K' Copy of TLR office, Haveli after measurement of Land Mojani Registered No. 2494 dated 20/10/2020
- (x) Non-Agricultural (N.A.) use vide order bearing No NA/SR/202/2021 dated 08/06/2021.
- (xi) Pimpri Chinchwad Municipal Corporation sanctioned the building plan and issued Commencement Certificate vide letter No. "B.P/RAVET/45/2021" dated 21/05/2021.
- (xii) Pimpri Chinchwad Municipal Corporation Revised Sanctioned the building plan application submitted dt.





24/03/2025 and Pimpri Chinchwad Municipal Corporation Revised Sanctioned the building plan issued Commencement Certificate vide letter No. "B.P/RAVET/81/2025" dated 30/03/2025.

- (xiii) Development Agreement dated 25/03/2005 registered in the office of Sub-Registrar Haveli No. 18 vide Sr. No 8121/2025.
- (xiv) Power of Attorney dated 25/03/2005 registered in the office of Sub-Registrar Haveli No. 18 vide Sr. No 8122/2005.
- (xv) Mortgage Deed dated 26/03/2005 registered in the office of Sub-Registrar Haveli No. 26 vide Sr. No 7175/2025.
- (xvi) Hypothecation Deed dated 26/03/2005 registered in the office of Sub-Registrar Haveli No. 26 vide Sr. No 7178/2025.

7/12 Extracts :

The 7/12 extracts are issued by the Talathi Ravet, dated 20 February 2025, Mutation Entry No. 7761.

Search Report for 30 years :

We have relied upon Search Report dated 04/02/2025 for 30 years from 1995 to 2025 by Advocate and Notary Vilas B. Marathe.

2. On perusal of the above-mentioned documents and all other documents pertaining to the title of property, we are of the opinion that the title of the Gaikwad Realty to develop the property is clear, marketable and without any encumbrances (except as disclose hereunder) :

Owner of the Land :

Mrs. Aruna Nandkumar Pinjan of Survey No 63 Hissa No. 2



V. B. MARATHE
B.S.L. LL.B.
ADVOCATE & NOTARY (Govt. of India)



Office : Samarth Complex, Shop
No. 1, Near Sierra Xerox, Akurdi,
Pune - 411035 Mob. No. -
7719010075
Email ID. vilasmarathe99@gmail.com

3. The report reflecting the flow of title of the **GAIKWAD REALTY** on the said land is enclosed herewith as Annexure.

Encl : Annexure - A

Date : 17/04/2025.




Advocate

Adv. V. B. MARATHE
B.S.L., LL.B
Office : Samarth Complex,
Shop No.1, Akurdi ,Pune-35.
M-7719010075

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Annexure “A”

Flow of title in respect of the property

Ref : All that piece and parcel of land bearing Survey No. 63 Hissa No. 2 admeasuring about 05 H. 58 Are + Potkharaba 00 H. 08 Are out of admeasuring area 00 H. 37 Are, i.e., 3700 Sq.mtrs, situated at Village Ravet, Within the Registration District Pune, Sub-District Haveli, and also within the limits of Pimpri-Chinchwad Municipal Corporation and within of Sub-registrar Haveli, Pune. (hereinafter collectively referred to as “**Said Property**”)

As per your instructions, I/We have investigated the title of the said property based on the request of **GAIKWAD REALTY** and for the same. Perused copy of the following document.

For the purpose of this Legal Title Report :

- 1. 7/12 Extract as on date of application for registration :**
Copies of 7/12 Extract since last 30+ years. i.e. year 1951 to as on today.
- 2. Mutation Entry :**
Mutation Entry No : 1826, 2172, 6564, 7761
- 3. Search report for 30+ years from 1991 taken from Sub-Registrar office at Haveli No 1 to 28**





Flow of Title :

- (a) In the year 1981 the property i.e. Land Survey No. 63/2 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are lying, and Situated at Village Ravet, within the registration District Pune, Sub- District Taluka Haveli, and also within the limits of Pimpri Chinchwad Corporation and within of Sub-Registrar Haveli, Pune was originally owned by Mr. Prakash Balakrishna Sane, Mr. Arun Balakrishna Sane, Smit. Shobhana Balkrishna Sane sole and exclusive owner of the said property and accordingly his name was recorded to the 7/12 Extract of the said property by M.E. No. 1826 After the death of their father Mr. Balkrishna Gopal Sane. dated 9/11/1981.
- (b) And Thereafter Mr. Prakash Balakrishna Sane, Mr. Arun Balakrishna Sane, Smt. Shobhana Balkrishna Sane by a Registered Sale Deed sold Survey No. 63 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are to Mr. Ramchandra Shankarrao Mate, Mr. Hari Mulchand Khubchandani, Santasingh B. Mikha, Mr. Lalji Manaji Patel, Mr. Devji Lalji Patel, Vallabhdas Babaji, Patel, Mulaji Ramji Patel, Maganlal Arjun Patel, B. S. Chougule. The said Sale Deed Registered in the office of sub- Registrar Haveli No. 1, vide Sr. No. 84/1984, dated 04/01/1984 thus by virtue of the said Sale Deed the said Mr. Ramchandra Shankarrao Mate, Mr. Hari Mulchand Khubchandani, Santasingh B. Mikha, Mr. Laji Manaji Patel, Mr. Devji Lalji Patel, Vallabhdas Babaji, Patel, Mulaji Ramji Patel, Maganial Arjun Patel, B. S. Chougule became sole & Exclusive owner of the said property and the said Survey No. 63 divided into Survey No. 63/1 (retained by the abovenamed original owners) and Survey No. 63/2 went to the share of the said purchasers





which include the present Vendor and accordingly his name was recorded to the 7/12 Extract of the said property by M.E. No. 2172.

- (c) And thereafter the said Mr. Ramchandra Shankarrao Mate by a Registered Development Agreement entrusted the rights of Development of the said Survey No. 63/2 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are out of 00 Hr. 37 Aar in favour of Mrs. Aruna Nandkumar Pinjan, the said Development Agreement is registered in the office of Sub- Registered Haveli No. 14 at Sr. No. 6802/2005, dated 06/10/2005. Also the said Mr. Ramchandra Shankarrao Mate Executed of a Power of Attorney in favour Mrs. Aruna Nandkumar Pinjan the said Power of Attorney is registered in the office of Sub-Registered Haveli No. 14 at Sr. No. 6803/2005, Dated 06/10/2005. became sole & Exclusive owner of the said property and accordingly her name was recorded to the 7/12 Extract of the said property by M.E. No. 6564 (other rights column) dated 08/12/2008.
- (d) And Thereafter Mrs. Aruna Nandkumar Pinjan made a house construction on the said property and the said house construction recorded in the Pimpri-Chinchwad Municipal Corporation on property record vide PCMC Property No. 15/01/1640 as a owner & Occupier.
- (e) And Thereafter Mr. Ramchandra Shankarrao Mate Through Power of Attorney Holder Mrs. Aruna Nandkumar Pinjan executed a registered Confirmation Deed Survey No. 63/2 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are out of 00 Hr. 37 Aar infavour of Mrs. Aruna Nandkumar Pinjan. The said Confirmation Deed Registered in the office of sub-Registrar Haveli No. 14, vide Sr. No. 5227/2011, dated 13/05/2011.





- (f) And Thereafter Mr. Ramchandra Shankarrao Mate Through Power of Attorney Holder Mrs. Aruna Nandkumar Pinjan by a Registered Sale Deed sold Survey No. 63/2 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are out of 00 Hr. 37 Aar to Mrs. Aruna Nandkumar Pinjan. The said Sale Deed Registered in the office of sub-Registrar Haveli No. 14 vide Sr. No. 5228/2011, dated 13/05/2011 thus by virtue of the said Sale Deed the said Mrs. Aruna Nandkumar Pinjan became sole & Exclusive owner of the said property and accordingly his name was recorded to the 7/12 Extract of the said property by M.E. No. 7761.
- (g) And thereafter M/s. G.K. Associates through Proprietor Mr. Vinod Premchand Chandwani & Mrs. Aruna Nandkumar Pinjan executed Exchange Deed of Survey No. 63/2 out of adm. 323 Sq. Mtrs exchange area each other. The said exchange deed registered in the Sub-Registrar Haveli No. 19, vide Sr. No 5115/2020 dated 12/06/2020.
- (h) The owner of the Land i.e., Mrs. Aruna Nandkumar Pinjan, apply for Fix the demarcation of said land through TLR office, Haveli after measurement of Land Mojani Registered No. 2494 dated 20/10/2020. and get a 'K' Copy. After that, issued a public notice in Daily Punyanagari Newspaper dated 26/12/2020 inviting objections / claims in respect of the fix the Demarcation of the said land. but no one has objected / claimed about Demarcation of the said land and title of owner.
- (i) And thereafter, the said owner of the land i.e., Mrs. Aruna Nandkumar Pinjan made an application to the Tahsildar Haveli, Pune for NA permission and the Tahsildar Haveli Pune has granted permission for Non-Agricultural (N.A.) use vide order bearing No NA/SR/202/2021 dated 08/06/2021.





- (j) And thereafter, the owner i.e., Mrs. Aruna Nandkumar Pinjan applied for sanctioning of the building plan to the office of the Town Planning Authority Dept. of the Pimpri Chinchwad Municipal Corporation through Shekhar Kokane ARCHITECTS and as per the Rules and Regulations the City Engineer PCMC sanctioned the building plan and issued Commencement Certificate vide letter No. **"B.P./RAVET/45/2021" dated 21/05/2021.**
- (k) And thereafter, the owner i.e., Mrs. Aruna Nandkumar Pinjan applied Dt. 24/03/2025 for Revised the Sanctioning of the building plan to the office of the Town Planning Authority Dept. of the Pimpri Chinchwad Municipal Corporation through Smt. Usha Rangrajan ARCHITECTS and as per the Rules and Regulations the City Engineer PCMC sanctioned the building plan and issued Revised Commencement Certificate vide letter No. **"B.P./RAVET/81/2025" dated 30/03/2025.**
- (l) And thereafter the said owner i.e., Mrs. Aruna Nandkumar Pinjan by a Registered Development Agreement entrusted the rights of Development of the said Survey No. 63/2 Admeasuring about 05 Hr. 58 Are + Pot Kharaba 08 Are out of 00 Hr. 37 Aar in favour of Gaikwad Realty and the said Development Agreement is registered in the office of Sub- Registered Haveli No. 18 at Sr. No. 8121/2005, dated 25/03/2005. Also the said Mrs. Aruna Nandkumar Pinjan Executed of a Power of Attorney in favour Gaikwad Realty, the said Power of Attorney is registered in the office of Sub-Registered Haveli No. 18 at Sr. No. 8182/2025, Dated 25/03/2005.



V. B. MARATHE
B.S.L. LL.B.
ADVOCATE & NOTARY (Govt. of India)



Office : Samarth Complex, Shop
No. 1, Near Sierra Xerox, Akurdi,
Pune - 411035 Mob. No. -
7719010075
Email ID. vilasmarathe99@gmail.com

(m) And thereafter the said Developer i.e., Gaikwad Realty take a project loan from Prachay Capital Limited and mortgage the Developer share in the said project by a Registered Mortgage Deed in between Prachay Capital Limited, and the said Mortgage Deed is registered in the office of Sub-Registered Haveli No. 26 at Sr. No. 7175/2025, dated 26/03/2025. And also Registered Hypothecation Deed in favour of Prachay Capital Limited for the future developer share in the said project by a Registered Hypothecation Deed in between Gaikwad Realty and Prachay Capital Limited, and the said Hypothecation Deed is registered in the office of Sub-Registered Haveli No. 26 at Sr. No. 7178/2025, dated 26/03/2025.

4. Any other relevant title – No

5. Litigation if any – No.

6. Encumbrance/s if any – No

Date : 17/04/2025



Advocate

Adv. V. B. MARATHE
B.S.L., LL.B
Office : Samarth Complex,
Shop No.1, Akurdi ,Pune-35
M-7719010075