

PARAG S. GAVADE

ADVOCATE

102, VINAYAK 15, RAMBAUG COLONY, POUD ROAD, KOTHRUD, PUNE 411038,
Mob. -: 9422358508, Email -: paraggavade@gmail.com



To,
MahaRERA, Pune,

“LEGAL TITLE REPORT”

Sub. -: Title clearance certificate with respect to Lands admeasuring 13.16 Ares out of the land bearing Hissa No.1 of the Survey No.44 admeasuring about 01 H 16.66 Ares having assessment of Rs.01 = 40 Paise, Land admeasuring 9.76 Ares out of the land bearing Hissa No.8 of the Survey No.44 admeasuring about 00 H 86.25 Ares having assessment of Rs.01 = 05 Paise collectively admeasuring 22.92 Ares i.e. 2,292 square meters situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune (hereinafter referred as the said plot),

I have investigated the title of the said plot on the request of the Badhekar Developers together with title documents -:

1] **SUBJECTED LAND -:**

Land admeasuring 13.16 Ares out of the land bearing Hissa No.1 of the Survey No.44 admeasuring about 01 H 16.66 Ares having assessment of Rs.01 = 40 Paise, Land admeasuring 9.76 Ares out of the land bearing Hissa No.8 of the Survey No.44 admeasuring about 00 H 86.25 Ares having assessment of Rs.01 = 05 Paise collectively admeasuring 22.92 Ares i.e. 2,292 square meters situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune and within local limit of the Pune Municipal Corporation.

2] **ALLOTMENT and FLOW OF THE TITLE -:**

The land bearing S.No.44 totally admeasuring 08 Hectares 39 Ares lying and situated at village Bavdhan Khurd, Taluka Mulshi, District Pune was owned by Shri Govinda Vithoba Karanjawane and others.

Accordingly, the said land owners viz. Shri Govinda Vithoba Karanjawane and others transferred the said bearing Survey No.44 along with other lands in favour of the Shri. Sopana Rangoba Karanjawane, Shri. Kashinath Vithoba Karanjawane, Shri. Sitaram Vithoba

Karanjawane, Shri. Dinkarrao Rangoba Karanjawane, Shri. Subhana Rangoba Karanjawane and Shri. Sahebrao Vithoba Karanjawane by a Sale Deed dated 16.12.1953 and by virtue of the said Sale Deed dated 16.12.1953 together transfer permission, the Mutation Entry No.801 came to be certified.

As such, the names of the said purchasers duly mutated in the revenue records vide the above referred Mutation Entry.

Thereafter, the said land owners decided to partition the above referred land bearing Survey No.44 of revenue village Bavdhan Khurd and accordingly, applied on 19.08.1998 to Hon'ble Tahsildar, Mulshi under the provisions of the section 85 of The MLRC, 1966.

That, after publication of a notice to that effect on 30.09.1998, the office of Hon'ble Tahsildar, Mulshi had recorded statements of all land owners and as per rough sketch prepared by the original land owners, the said land is divided into total nine parts.

By virtue of the said partition order u/s 85 of The MLRC, 1966, the said 7/12 extract divided into nine parts and given new numbers as 44/1 to 44/9 and to that effect Mutation Entry No.3387 certified by the Circle Officer.

Out of the said nine parts of land, the land having Survey number 44/9 admeasuring total area 01 H 38.52 Ares is kept under common ownership of all land owners of the said Karanjawane family.

That as per the said partition, the land bearing Survey No.44/1 came to the share of Shri. Dinkarrao Rangoba Karanjawane and the land bearing Survey No.44/8 came to the share of Shri. Babanrao Vithoba Karanjawane.

The legal heirs of the said land owners viz. Late Dinkarrao Rangoba Karanjawane and Late Babanrao Vithoba Karanjawane had conveyed the captioned land vide Deed of Conveyance dated 17th March, 2009 registered in the Office of the Sub Registrar of Haveli at Pune having No.19 at Serial No.782 of 2009 to the Shri. Yashwant Gopal Ghaisas, Sou. Smita Yashwant Ghaisas and Sou. Shalaka Govind Sovale. Moreover, vide Mutation Entry No.5090, the names of the above referred land purchasers have been mutated in the revenue records.

That the said land owners viz. Shri. Yashwant Gopal Ghaisas, Sou. Smita Yashwant Ghaisas and Sou. Shalaka Govind Sovale had sold the subjected land admeasuring 2,292 sq. mtrs. vide Sale Deed dated 25.04.2012 and the same is registered with the Office of the Sub Registrar of Haveli at Pune having No.4 at Serial No.4119 of 2012 to the present OWNERS viz. Shri. Vijay Nathu Mirkute and Mrs. Jayashree Vijay Mirkute. And accordingly, as per Mutation Entry No.5547, the names of the present OWNERS viz. Shri. Vijay Nathu Mirkute and Mrs. Jayashree Vijay Mirkute have been mutated in the revenue records.

Thereafter, as per application of the present land owners, the office of Deputy Superintendent Land Record of Mulshi measured and demarcated the said land totally

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admeasuring 2,292 sq. mtrs. hold and possessed by the Shri. Vijay Nathu Mirkute and Mrs. Jayashree Vijay Mirkute and issued demarcation vide Mojani Register No.591 of 2018.

3] DOCUMENTS :-

I have inspected the copies of the 7/12 Extract, Property Card, Mutation Entry above referred to, the Deed/s, Agreement/s, etc. [All documents of the title described particularly here in above].

4] SEARCH :- :-

I have taken search in the Offices of Registrar of Mulshi together with Offices of Registrar of Haveli since the year 1991 up to 2020 with the assistance of Shri. Mayur Pawar, Advocate under Search Receipt bearing No.MH006034668202021E dated 23.10.2020. He has submitted his Search Report to me thereby mentioning his observations. I have also taken search with the assistance of Shri. Mayur Pawar, Advocate through website published by the IGR, Maharashtra in respect of the said subjected land.

However, we have not come across any adverse entry, pertaining to the said land during / under search.

On perusal of the abovementioned documents together with other relevant documents, I am of the opinion that I have investigated the right and interest of the Land Owners i.e. Mr. Vijay Nathu Mirkute and Mrs. Jayashree Vijay Mirkute in respect of the land totally admeasuring 2,292 sq. meters out of the land bearing Survey No.44/1 and Survey No.44/8 of revenue village Bavdhan Khurd, Taluka Mulshi, District Pune and within limit of the Pune Municipal Corporation, owned by Mr. Vijay Nathu Mirkute and others and in my opinion the title of the Mr. Vijay Nathu Mirkute and Mrs. Jayashree Vijay Mirkute is clean, clear, marketable and free from encumbrances of whatsoever nature.

Flow of the title described particularly here in above




PARAG GAVADE, ADVOCATE, PUNE, Date 09.12.2021,



CHALLAN
MTR Form Number-6



GRN	MH006034668202021E	BARCODE			Date	23/10/2020-14:21:52	Form ID				
Department	Inspector General Of Registration			Payer Details							
Search Fee	Type of Payment			Other Items		TAX ID / TAN (If Any)					
				PAN No.(If Applicable)							
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name		Adv Mayur Pawar					
Location	PUNE			Flat/Block No.		102 Vinayak 15					
Year	2020-2021 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street		Kothrud					
0030072201 SEARCH FEE		750.00		Area/Locality		Pune					
				Town/City/District							
				PIN		4 1 1 0 3 8					
				Remarks (If Any)							
				30 yrs SEARCH 1991 to 2020 Bavdhan Khurd Survey No 44 part							
Total		750.00		Amount In		Seven Hundred Fifty Rupees Only					
				Words							
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332020102314278		2637484304	
Cheque/DD No.				Bank Date		RBI Date		23/10/2020-14:23:28		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 8806930909

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.