



# NAAVIEN DHEKALAY

B.A.,LL.B

**ADVOCATE**

Office: S.No. 49, Garje Market, First Floor, Opp. Pathare Complex, Chandan Nagar, Kharadi, Pune - 411014. Cell # 9860504011 / 9860002642

Ref :

Date :

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

To Maha RERA  
Pune Authority

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Land bearing Gat No. 559 Hissa No.1 totally area admeasuring about 11 Hec. 18 Ares +Pot Kharaba 0 Hec. 19 Ares, assessed at Rs.39 = 01 Paise out of area admeasuring about 0 Hec. 10.57 Ares assessed at Rs.0 = 37 Paise, falls under Residential Zone being Private Pot Hissa No.16 lying ,being and situate at village: Wagholi, Taluka - Haveli, Dist. – Pune, hereinafter referred as the said plot/Land").

I have investigated the title of the said plot on the request of **M/s. PVB Builders and Associates through it's Partner Pradeep Rambhau Satav**, having Office at: C-109,First Floor, Epic Society, Kesnand Road, Wagholi,Pune-412207 and following documents-

1) Description of the property:  
of Land bearing Gat No. 559 Hissa No.1 totally area admeasuring about 11 Hec. 18 Ares +Pot Kharaba 0 Hec. 19 Ares, assessed at Rs.39 = 01 Paise out of area admeasuring about 0 Hec. 10.57 Ares assessed at Rs.0 = 37 Paise, falls under Residential Zone being Private Pot Hissa No.16 lying ,being and situate at village: Wagholi, Taluka - Haveli, Dist. –Pune, Presently newly included in Pune





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Municipal Corporation, Pune and previously within the local limits of Zilla Parishad Pune, Taluka Panchayat Samitee haveli, Pune and also within the Jurisdiction of Sub-registrar Haveli No. I to XXVII, Pune and same is bounded as follows: on or towards of the

East: - By 40ft wide Road towards Pune-Nagar Highway

South: - By Pot Hissa No.17, Property of PMRDA

West: - By Gat No.564 Majestic City Society

North: - By Pot Hissa No.15, Property of Vilas Dorage

- 2) The documents of allotment of plot/Land:
1. Copies of Sale Deed/s
  2. Copies of Index II's and Registration Receipts
  3. Copy of Development Agreement and POA
  4. Copy of cancellation deed of Development Agreement and POA
  5. Copy of Zone Certificate
  6. Demarcation Copy from Land Records
  7. Copy of Public Notice

3) 7 /'12 extract or property card issued by Gaon Kamgar Talathi, Wagholi, Pune mutation entry no. 16869



*Naavi*



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- 4) Search report for 30 years from 1996 till 2025
- 5) 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 today **M/s. PVB Builders and Associates** are clear, marketable and without any encumbrances.
- 6) **Litigation**- "NIL" (The Said Property does not have any litigation).

Owners of the land:

M/s. PVB Builders and Associates ,Gat No. 559 Hissa No.1 totally area admeasuring about 11 Hec. 18 Ares +Pot Kharaba 0 Hec. 19 Ares, assessed at Rs.39 = 01 Paise out of area admeasuring about 0 Hec. 10.57 Ares assessed at Rs.0 = 37 Paise

3/- The report reflecting the flow of the title of **M/s. PVB Builders and Associates** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date:07.04.2025

*NAAVIEN*  
(Advocate)

**NAAVIEN DHEKALAY**  
**ADVOCATE**  
S.No.49, Garje Market,  
1st Floor, Opp. Pathare Complex,  
Chandannagar, Pune-14.





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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration. 2) Mutation Entry No.16869
- 2) Search report for 30 years from 1996 TO 2025 Taken from Sub-Registrar' office at Haveli, Pune
- 3) Sale Deed dated 23.09.2021 having document number 9762/2021 registered in the sub registrar Haveli no- 27, Pune

Date:07.04.2025

*NAAVIEN*  
Advocate

**NAAVIEN DHEKALAY**  
**ADVOCATE**  
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1st Floor, Opp. Pathare Complex,  
Chandannagar, Pune-14.

