

Mandar M. Pawar

Advocate

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FORMAT A

To

**MahaRERA
Mumbai**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot Gat No. 1172 part adm. area 836 sq.mtrs situated at Village- Wagholi Taluka Haveli Dist. Pune (hereinafter referred as the said plot).

1/- I have investigated the title of the said plot on the request of **1) M/s. Yashodha Associates through its partners** a)Mr. Rajendra Narayan Kand, b)Mr.Vishal Sudam Avhale c)Mr.Tushar Vilas Satav d)Mr.Kanifnath Rohidas Bhagat E)Mr.Swapnil Sunilrao Hignikar F)Mr.Satish Dinkar Indalkar G)Mr.Sunil Mahadeo Chavhan H)Mr.Balasaheb Jagannath Raykar I)Mr. Bhimrao Mahadeo Khot and following documents i.e.:-

1) Description of the property.

Gat No. 1172 part (Old Gat No. 2175) adm. area 836 sq.mtrs situated at Village- Wagholi Taluka Haveli Dist. Pune within the limits of Pune Municipal Corporation Bounded as follows –

East –30 ft wide road out of Gat No. 1172

South –Gat No. 1198, 1194

West –25 ft wide road out of Gat No. 1173

North –Aishwarya Lakshmi Society out of Gat No. 1172



2) The documents of allotment of plot-

- a) Sale Deed Doc.No. 1152/HVL19/2024 dated 16/01/2024
- b) Sale Deed Doc.No. 4488/HVL7/2009 dated 11/08/2009
- c) Development Agreement Doc.No. 3198/HVL16/2008 dated 10/04/2008
- d) 7/12 extract of the property Gat No. 1172 from 1974 to 2025
- e) 7 /12 extract or property card issued by Talathi dated 18/03/2025
- f) Extract of mutation entry no. 1,934,1456,1788, 4786, 4911, 5219, 5349, 6613, 9593, 7739, 9094,1788, 12629, 13894,16691, 17133,18809, 18825 , 19975,20352, 21960

4) Search report for 30 years from 1996 till March 2025

2/- 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 **M/s. Yashodha Associates through its partners** a)Mr. Rajendra Narayan Kand, b)Mr. Vishal Sudam Avhale c)Mr. Tushar Vilas Satav d)Mr. Kanifnath Rohidas Bhagat E)Mr. Swapnil Sunilrao Hignikar F)Mr.Satish Dinkar Indalkar G)Mr.Sunil Mahadeo Chavhan H)Mr.Balasaheb Jagannath Raykar I)Mr.Bhimrao Mahadeo Khot is clear, marketable and without any encumbrances.

Owners of the land –

1) M/s. Yashodha Associates

through its partners

- a) Mr. Rajendra Narayan Kand,
- b) Mr. Vishal Sudam Avhale
- c) Mr. Tushar Vilas Satav
- d) Mr. Kanifnath Rohidas Bhagat
- e) Mr. Swapnil Sunilrao Hignikar
- F)Mr.Satish Dinkar Indalkar

836 sq.mtr

2



- G)Mr.Sunil Mahadeo Chavhan
H)Mr.Balasaheb Jagannath Raykar
I)Mr.Bhimrao Mahadeo Khot

3/- The report reflecting the flow of the title of the **M/s. Yashodha Associates through its partners** a)Mr. Rajendra Narayan Kand, b)Mr. Vishal Sudam Avhale c)Mr. Tushar Vilas Satav d)Mr. Kanifnath Rohidas Bhagat E)Mr. Swapnil Sunilrao Hignikar F)Mr.Satish Dinkar Indalkar G)Mr.Sunil Mahadeo Chavhan H)Mr.Balasaheb Jagannath Raykar I)Mr.Bhimrao Mahadeo Khot (owner/promoter/ developer / company) on the said land is enclosed herewith as annexure.

Encl.: Annexure




Mr. Mandar Mahendra Pawar
Mandar M. Pawar
Advocate

Date:19/03/2025

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FLOW OF THE TITLE OF THE SAID LAND

1. The said land was originally having S.No.234/1.After land amalgamation scheme was implemented in the Village- Wagholi s.No.234/1/4 was converted to Gat No. 2175.It was owned & possessed by Ramchandra Jijaba Satav.It was his self-acquired property. Ramchandra Jijaba Satav purchased the said land from Shantaram Tukaram Shinde vide sale deed dated 13/09/1968.Name of Ramchandra Jijaba Satav was mutated on 7/12 extract vide mutation entry No. 7162 & 7191.
2. Ramchandra Jijaba Satav distributed his property in his family members vide partition deed reg.no.1002/HVL7/2001.According to this Partition Deed area adm. 0 H. 77 R out of Gat No. 2175 was allotted to Ramchandra Jijaba Satav & area adm. 0 H. 77 R out of Gat No. 2175 was allotted to Shivaji Ramchandra Satav.The said partition was muted on the revenue record vide mutation entry no. 9094.
3. Village – Awhalwadi was formed as independent revenue village by fragmenting from Village- Wagholi as per the order of Taluka Land Revenue Officer vide letter No.bhumapan/wadi vibhajan/akarband/97 dated 29/10/1997.It was mutated in the revenue record vide mutation entry no.1. According to this mutation extract, Gat No. 2175 of village- Wagholi was converted in new Gat No. 1172.
4. Whereas Ramchandra Jijaba Satav & Shivaji Ramchandra Satav entered in an Development Agreement and Power of Attorney for Gat No. 1172 part area 1 H. 20 R with M/s. Om Siddhakala Associates Developers, Promoters & Builders (Partnership Firm) through its partners 1) Meenal shanker Valhekar, 2) Vishal Dnyanoba Valhekar,3) Mayur Dashrath Valhekar,4) Vilas Narayan Mahante, 5)Vibha Vilas Mahante, 6) Yogesh Vilas Mahante, 7) Pradeep Shankar Sakhale.The said Development Agreement and Power of Attorney was registered vide Doc.No. 3198/HVL16/2008 & 3198/HVL16/2008 dated 10/04/2008.



5. Whereas Ramchandra Jijaba Satav , Shivaji Ramchandra Satav & M/s. Om Siddhakala Associates Developers, Promoters & Builders (Partnership Firm) through its partners 1) Meenal shanker Valhekar, 2) Vishal Dnyanoba Valhekar,3) Mayur Dashrath Valhekar,4) Vilas Narayan Mahante, 5)Vibha Vilas Mahante, 6) Yogesh Vilas Mahante, 7) Pradeep Shankar Sakhale sold out area adm. 1115.24 out of Gat No. 1172 to Machindra Babu Satav & Prasad Shankar Satav through guardian mother Rukhmini Shankar Satav vide sale deed reg.no.4488/2009 dated 11/08/2009.Name of Machindra Babu Satav & Prasad Shankar Satav through guardian mother Rukhmini Shankar Satav muted on 7/12 extract vide mutation entry no. 4911.
6. Whereas Name of Rukhmini Shankar Satav was deleted from 7/12 extract vide correction dated 10/02/2015.
7. Whereas Machindra Babu Satav, Prasad Shankar Satav sold out area adm. 1115.24 out of Gat No. 1172 to 1) M/s. Yashodha Associates (Partnership Firm) through its partners a)Mr. Rajendra Narayan Kand,b)Mr. Vishal Sudam Avhale c)Mr. Tushar Vilas Satav d)Mr. Kanifnath Rohidas Bhagat E)Mr. Swapnil Sunilrao Hignikar & 2) Mr.Nikhil Machindra Satav vide Sale Deed Reg.No. 1152/ HVL19/2024 dated 16/01/2024. Name of 1) M/s. Yashodha Associates through its partners a) Mr. Rajendra Narayan Kand,b)Mr. Vishal Sudam Avhale c)Mr. Tushar Vilas Satav d)Mr. Kanifnath Rohidas Bhagat E)Mr. Swapnil Sunilrao Hignikar for area 836 sq.mtr & 2) Mr.Nikhil Machindra Satav for area 279 sq.mtr was muted on 7/12 extract vide mutation entry no.20352.
8. M/s.Yashodha Associates (Partnership Firm) through its partners a)Mr. Rajendra Narayan Kand,b)Mr. Vishal Sudam Avhale c)Mr. Tushar Vilas Satav d)Mr. Kanifnath Rohidas Bhagat E)Mr. Swapnil Sunilrao Hignikar reconstituted their partnership deed and added new partners F)Mr.Satish Dinkar Indalkar G)Mr.Sunil Mahadeo Chavhan H)Mr.Balasaheb Jagannath Raykar I)Mr.Bhimrao Mahadeo Khot vide Reconstitution Deed Reg. No. 22276 /HVL1/2024 dated



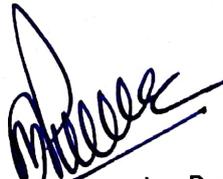
22/11/2024. Name of the new partners added on 7/12 extract vide Mutation Entry No. 21960.

Hence M/s. Yashodha Associates (Partnership Firm) through its partners
a) Mr. Rajendra Narayan Kand, b) Mr. Vishal Sudam Avhale c) Mr. Tushar Vilas Satav d) Mr. Kanifnath Rohidas Bhagat E) Mr. Swapnil Sunilrao Hignikar F) Mr. Satish Dinkar Indalkar G) Mr. Sunil Mahadeo Chavhan H) Mr. Balasaheb Jagannath Raykar I) Mr. Bhimrao Mahadeo Khot having title of area adm. 836 sq. mtrs out of Gat No. 1172.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 1,934,1456,1788, 4786, 4911, 5219, 5349, 6613, 9593, 7739, 9094,1788, 12629, 13894,16691, 17133,18809, 18825 , 19975,20352, 21960
- 3) Search report for 30 years from 1996 taken from Sub-Registrar office.
- 4) Any other relevant title.
- 5) Litigations if any- Nil
- 6) NOC for construction of the building as per Work of Defence Act 1903 dated 30/08/2024
- 7) Development permission and Commencement Certificate dated --/ 11/2024
- 8) Tahesildar letter for conversion NA tax dated 11/12/2024
- 9) Provisional fire NOC of PMRDA dated 23/12/2024




Mr. Mandar Mahendra Pawar
Mandar M. Pawar
Advocate

Date: 19/03/2025