



# कल्याण नारायण शिंदे

बी. एस. एल., एल. एल. बी., डी. एल. एल. अॅन्ड एल. डब्ल्यू.

## अॅडव्होकेट

ऑफिस: स. न. ४१, सुमित हाईटस्, सिद्धिविनायक मंदिराजवळ, साईप्रसाद हॉस्पिटलसमोर,  
दत्तनगर, आंबेगांव बु ॥, पुणे- ४६ मो. नं: ९८२२०३३२५३  
Email: shindekalyan@yahoo.com, hariomads46@gmail.com

### FORMAT- A

(Circular No.:- 28/2021)

To  
Maha RERA  
BKC, Houselin Bhavan, Near RBI, R Block,  
Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra-400051.

### LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect of All that piece and parcel of the land area admeasuring 2674 Sq.Mtrs. out of total area admeasuring 00 H. 51 R. Access 01 Rs. 03 Paise being Survey No. 49, Hissa No. 16 situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. Pune, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) DARSHEEL BUILDCON through its Authorised Partners Mr. Mahendra Sopan Lipane.

**1) Description of the Property :-** land area admeasuring 2674 Sq.Mtrs. out of total area admeasuring 00 H. 51 R. Access 01 Rs. 03 Paise being Survey No. 49, Hissa No. 16 situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and bounded as under :-

East : S.No. 49/17 property belongs to Mr. Telawade / Mr. Jagadale.  
West : Survey No. 50.  
South : Remaining property belongs to Mr. Ananta Chavan & Mr. Kaluram Chavan of S.No. 49/16 & comman road.  
North : Property belongs to Mr. Bhausahab Mhasudage. together with all appurtenances and rights of easement etc.



- 2) The Documents of allotment of plot –
- Copy of Sale Deed registered in the Office of Sub-Registrar Haveli No. 1 at the Sr. No. 8352/1986 dtd. 22/08/1986 executed by Mr. Baban Baburao Jadhav in favour of Smt. Laxmibai Chandrakant Chavan. New Sale Deed No. 18465/1988 dated 30/12/1988.
  - Copy of Deed of Release registered in the Office of Sub-Registrar Haveli No. 13 at the Sr. No. 10878/2022 dtd. 12/08/2022 executed by 1) Sangita Vitthal Chavan, 2) Usha Rajendra Jadhav, 3) Varsha Navnath Chavan and 4) Vanita Ganesh Shitkal in favour of Mr. Ananta Chandrakant Chavan and Mr. Kaluram Chandrakant Chavan.
  - Copy of Development Deed registered in the Office of Sub-Registrar Haveli No. 9 at the Sr. No. 1655/2023 dtd. 27/01/2023 executed by Mr. Ananta Chandrakant Chavan, Mrs. Sheetal Ananta Chavan, Shweta Ananta Chavan, Master Aditya Ananta Chavan, Mr. Kaluram Chandrakant Chavan, Mrs. Sushama Kaluram Chavan, Mr. Rohan Kaluram Chavan, Mrs. Payal Mahesh Jadhav (Payal Kaluram Chavan – Before the Marriage) in favour of DARSHEEL BUILDCON a registered Partnership Firm.
  - Copy of Power of Attorney registered in the Office of Sub-Registrar Haveli No. 9 at the Sr. No. 1657/2023 dtd. 24/01/2023 executed by Mr. Ananta Chandrakant Chavan, Mrs. Sheetal Ananta Chavan, Shweta Ananta Chavan, Master Aditya Ananta Chavan, Mr. Kaluram Chandrakant Chavan, Mrs. Sushama Kaluram Chavan, Mr. Rohan Kaluram Chavan, Mrs. Payal Mahesh Jadhav (Payal Kaluram Chavan – Before the Marriage) in favour of DARSHEEL BUILDCON a registered Partnership Firm.
- 2) 7/12 Extract dated 08/02/2023 issued by Talathi of the village AMBEGAON BUDRUK, Pune.
- 3) Related Mutation Entries No. 3150, 6226, 21654, 21796.
- 4) Search report for 30 years from the year 1993 to 2023 dated 03/03/2023.



A handwritten signature in blue ink, appearing to be "K. Shinde", written over a set of horizontal and vertical lines.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I opined that title of (Mr. Ananta Chandrakant Chavan and Mr. Kaluram Chandrakant Chavan) is clear, marketable and without any encumbrance.

**Owners of the land :-**

- 1) Mr. Ananta Chandrakant Chavan and Mr. Kaluram Chandrakant Chavan is the absolute owner of the land admeasuring area 2674 Sq.Mtrs.
- 2) Qualifying comments/remarks if any .....
- 3/- The Report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated : 07/08/2023.

  
Advocate

  
कल्याण नारायण शिंदे  
बी.एस.एल., एल.एल.बी., पी.एल.एल. अॅड एल.डब्ल्यू  
अॅडवोकेट  
बेलदरे चौक, सिध्दिविनायक मंदिराजवळ,  
दत्तनगर, आवेगांव बु॥ पुणे ४६. मो:९८२२०३३२५३

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I opined that title of (Mr. Ananta Chandrakant Chavan and Mr. Kaluram Chandrakant Chavan) is clear, marketable and without any encumbrance.

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Encl : Annexure.

Dated : 07/08/2023.

  
Advocate

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Email: shindekalyan@yahoo.com, hariomads46@gmail.com

### FORMAT -A

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID** land admeasuring 2674 Sq.Mtrs. out of area admeasuring 00 H. 48 R. + Potkharaba 03 R. total area admeasuring 00 H. 51 R. Access 01 Rs. 03 Paise being Survey No. 49, Hissa No. 16 situated at Village AMBEGAON BUDRUK, Tal. Haveli, Dist. Pune.

- 1) 7/12 Extract/Property Registered cards on dated 08/02/2023 application for registration.
- 2) Related Mutation Entry No. 3150, 6226, 21654, 21796.
- 3) Search report and Title Report from the year 1993 to 2023 taken from the Sub Registrar Offices.
- 4) Any other relevant title - No.
- 5) Litigation if any- No.

Date : 07/08/2023.

  
Advocate



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अॅडव्होकेट

बेलापूरे चौक, सिद्धिविनायक मंदिराजवळ,  
दत्तनगर, आंबेगांव बु. ॥ पुणे ४६. मो: ९८२२०३३२५३