



**FORMAT-A**

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 those pieces and parcels of lands admeasuring 00H.29.9R i.e. 2990 square meters situate at Village Wakad, Taluka Mulshi and District Pune (Hereinafter collectively referred to as "**Property**")

I have investigated the title of the Property based on the request of **M/s. Divine Homes Developers** a registered Partnership Firm, Registered under the provision of Indian Partnership Act 1932, having its registered office at 326/1A, Shantai Apartment, Shaniwar Peth, Pune - 411030 ("**Developer**") and perused the copies of the following documents:

- (a) **Description of the Property**  
All those pieces and parcels of lands bearing Survey No. 108/3/2/D admeasuring 00H.29.9R i.e. 2990 square meters situate at Village Wakad, Taluka Mulshi and District Pune.
- (b) **The documents in relation to the ownership of the Property**  
Antecedent documents of title as mentioned in **Annexure "A"**.
- (c) **7/12 Extracts**  
The 7/12 extracts and mutation entries in respect of the Property are issued by the Talathi, Pune.
- (d) **Search Report for 30 years**  
I have relied upon the Search Report dated June 06, 2025 issued by Me i.e. Advocate Swapnil Dattatray Gaikwad (Title Investigator).  
On perusal of the above-mentioned documents and all other documents pertaining to the title of Property, I have the opinion that the title of the Developer- **M/s. Divine Homes Developers** to develop the Property is clear, marketable and without any encumbrance (except as disclosed hereunder):

**OFFICE: Shop No. 2, Shankar Tara Apartment, Balaji Heights, 325 Shaniwar Peth, Pune 30**  
**Mob.No-8007942626, 9096318828**  
**Email: advswapnil.gaikwad2626@gmail.com**



*Swapnil D. Gaikwad*  
*Advocate & Notary*



**Owners of the Property**

The following persons are the owners of the Property subject to the encumbrances in the form of mortgages created by the following owners and mentioned in **Annexure "B"**:

| S. No.   | Area                           | Owners as per 7/12 Extract  |
|----------|--------------------------------|---|
| 108/3/2D | 00H.29.9R i.e.<br>2990 Sq. Mtr | Vijay Shivaji Sudarshani, Neeta Vijay Sudarshani, Jayesh Raod, Asha Lakhichand Rane, Vilas Kurkure, Aparna Mahesh Dekate, Naresh Balaji Khadg, Bali Naresh Khadgi, Tekchand Sarote, Prashant Balwantrao Joshi, Surekha Subhash Khutale, Mahavir Ramchandra Bahirsheth, Seeta Rajaram Mankar, Usha Rahul Chordiya, Raj Rahul Chordiya, Sudha Sachin Vichare, Sachin Waman Vichare, Sanjay Maruti Desai, Mahendra Gajanan Deshmukh, Sumeet Sudhir Arade & Pritam Shankar Khedekar |

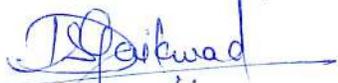
**Qualifying comments/remarks if any –**

The Owners i.e. Vijay Shivaji Sudarshani & 18 others (Except Sumeet Sudhir Arade & Pritam Shankar Khedekar) handover the said land for develop by various Development Agreement to Or in favour of **M/s. Divine Homes Developers through its Partner Mr. Sumeet Sudhir Arade and Mr. Pritam Shankar Khedekar** details whereof are listed in the report annexed hereto as Annexure "B"

However, the said Developer had Construct the construction of Wing B and handover the peaceful possession of flats to land owners against consideration of the Development Agreement and hence the balance area of land is appearing to be free, clear, and marketable for **M/s. Divine Homes Developers**. Details whereof are listed in the report annexed hereto as Annexure "B".

The report reflecting the flow of title in respect of the Property is enclosed herewith as Annexure "B" hereto.

Dated this 24<sup>th</sup> day of June 2025

  
Mr. Swapnil D. Gaikwad  
Advocate & Notary



Encl.: Annexures

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**FORMAT – A**

**FLOW OF THE TITLE OF S.NO. 108/3/2D**

- 1) Copy of 7/12 extract of land bearing Survey Number 108 Hissa No. 3/2D of Village Wakad, Taluka – Mulshi, District – Pune.
- 2) Mutation Entries 974, 2746, 4705, 9038, 9944, 10783, 10787, 10789, 10792, 10793, 10794, 10795, 10798, 10799, 11131, 11132, 11502, 11540, 11624, 11685, 11841, 11876, 11909, 12125, 12201, 12223, 12877, 12973, 12974, 13105, 13173, 13174, 13240, 13778, 14071, 14072, 14073, 14099, 14867, 15624, 15635 And 15636
- 3) Search Report for 30 years from 1996 to 2025 from Sub Registrar Office Haveli.
- 4) Relevant Title :-
  - a. All that piece and parcel of land lying and being situated at village WAKAD, Taluka HAVELI, District PUNE, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli, Pune bearing S.No. 108/3/2D admeasuring area 00 H. 28.40 out of total area admeasuring 00H 41 R. assessed at Rs. 01-50 Ps., in which private Plot No. 449, Plot No. 450, Plot No. 451, Plot No. 452, Plot No. 453, Plot No. 455, Plot No. 456, Plot No. 457, Plot No. 462, Plot No. 463, Plot No. 466, Plot No. 467 and purchased the said land adm. Area 1.5 R i.e. 150 sq.mtrs., altogether total area ameasuring 29.9 R i.e. 2990 sq.mtrs or thereabout which bears Commencement Certificate dated 28/05/2018 bearing CC.No.BP/WAKAD/98/2018 together with proposed WING-B in the said project named as DIVINE REVES and said portion of land is bounded as follows ::

|                     |    |   |
|---------------------|----|---|
| On or towards EAST  | :: | By Colony Road of S.No. 108/3/2b and property of Mr. Devkinandan Agarwal. |
| On or towards SOUTH | :: | By Plot of Mr. Devkinandan Agarwal.                                       |
| On or towards WEST  | :: | By proposed Wing A.   |
| On or towards NORTH | :: | By Plot of Mr. Eknath Wakadkar.   |
  - b. All that piece and parcel of land admeasuring 00 H. 28.4 Aar out of total land admeasuring 00 H. 29.9 Aar is owned and possess of Mr. Vijay Shivaji Sudarshani, Mrs. Neeta Vijay Sudarshani, Mr. Jayesh Rathod, Smt. Asha Lakichand Rane, Mr. Vilas Kurkure, Mrs. Aparna Mahesh dekate, Mr. Naresh Balaji Khadgi, Mr. Bali Naresh Khadgi, Mr. Tekchand Sarote, Mr. Prashant Bawantao Joshi, Mrs. Surekha Subhash Khutale, Mr. Mahavir Ramchandra Bahirsheth, Seeta Rajaram Mankar, Usha Rahul Chordia, Raj Rahul Chordia, Sudha Sachin Vichare, Sachin Waman Vichare, Sanjay Maruti Desai, Mahendra Gajanan

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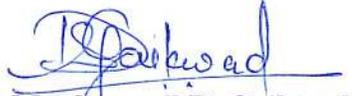




- Deshmukh AND land admeasuring 00 H. 01.5Aar out of total land admeasuring 00 H. 29.9 is owned by Mr. Sumeet Sudhir Arade and Mr. Pritam Shankar Khedekar.
- c. Development Agreement dated 04/03/2014 registered at Serial No. 2077/2014 at SRO Haveli 19.
  - d. Development Agreement dated 26/05/2015 registered at Serial No. 3284/2015 at SRO Haveli 17.
  - e. Development Agreement dated 17/10/2015 registered at Serial No. 3598/2015 at SRO Haveli 17.
  - f. Development Agreement dated 17/10/2015 registered at Serial No. 6692/2015 at SRO Haveli 17.
  - g. Development Agreement dated 10/12/2015 registered at Serial No. 7852/2015 at SRO Haveli 17.
  - h. Development Agreement dated 31/03/2016 registered at Serial No. 2997/2016 at SRO Haveli 17.
  - i. Sale Deed dated 26/03/2017 registered at Serial No. 2078/2017 at SRO Haveli 19.
  - j. Commencement Certificate dated 28/05/2018 vide Certificate No. BP/Wakad/98/2018 It has revised on 31/03/2023 vide Commencement Certificate No. BP/WAKAD/51/2023 again its revised on 19/06/2023 vide Commencement Certificate No. BP/WAKAD/83/2023 its revised again on 29/05/2025 vide Commencement Certificate No. BP/WAKAD/74/2025.
  - k. Non Agricultural (N.A.) Order dated 12/06/2018 No. JAMIN/SR/69/2018.
  - l. Mortgage Deed dated 18/06/2020 registered at Serial No. 2447/2020 at SRO Haveli 5.
  - m. Mortgage Deed dated 07/10/2020 registered at Serial No. 4607/2020 at SRO Haveli 5.
  - n. Lease Deed dated 10/01/2022 registered at Serial No. 475/2022 at SRO Haveli 5.
  - o. Part Completion Certificate dated 22/06/2023 bearing No. 440/2023 obtained from Pimpri Chinchwad Municipal Corporation and dated 14/03/2024 bearing Certificate No. 161/2024.
  - p. Deed of Transfer of T.D.R. purchased by M/s. Divine Home Developers through its Partners Mr. Sumeet S. Arade and Mr. Pritam Shankar Khedekar dated 18/03/2025 registered at Serial No. 6739/2025 at SRO Haveli 11.
- 5) Litigation if any :- NO.

PUNE  
DATE 25/06/2025



  
Mr. Swapnil D. Gaikwad  
Advocate & Notary

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