



Chandrakant Naanekar
ADVOCATE

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To,
Maha RERA

"LEGAL TITLE REPORT/FORMAT A"

Subject: Title Clearance Certificate with respect to the land property bearing Survey No. 196/1 (corresponding CTS Nos. 1109(p), 1123(p), 1132(p), 1131(p), 1132, 1133, 1123, 1124 and 1108) totally admeasuring 7400 sq.mtrs., assessed at Rs. 04, Paise 00, lying, being and situate at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred as the 'said land').

1) I have investigated title of the said land on the request of Mr. Somnath Pandurang Kate by referring the following documents i.e.:-

a) Description of the Land:

All that piece and parcel of the land property bearing Survey No. 196/1 (corresponding CTS Nos. 1109(p), 1123(p), 1132(p), 1131(p), 1132, 1133, 1123, 1124 and 1108) totally admeasuring 7400 sq.mtrs., assessed at Rs. 04, Paise 00, lying, being and situate at Village Wakad, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land property is bounded as follows:-

On or towards the East : By property of Malpani Society,

On or towards the South : By property of Mr. Suresh Kalate,

On or towards the West : By 24 meter wide Road,

On or towards the North : By property of Shedge.



b) The documents of allotment of plot/land:-

- i) Copies of 7/12 extracts and relevant Mutation Entries thereon.
- ii) Copy of Deed of Partition dated 08/12/2011, which is registered at the office of Sub Registrar, Haveli No. 9 (Pune), at Sr. No. 9884/2011.
- iii) Copy of Deed of Gift dated 07/09/2011, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 08/09/2011, at Sr. No. 7646/2011.
- iv) Copy of Deed of Gift dated 31/12/2011, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune) on 11/01/2012, at Sr. No. 382/2012.
- v) Copy of Deed of Sale dated 12/03/2012, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 2081/2012.
- vi) Copy of Deed of Consent dated 27/03/2012, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3263/2012.
- vii) Copy of Notice of Lis Pendens dated 16/05/2012, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 4847/2012.
- viii) Copy of Deed of Release dated 31/07/2019, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune) on 02/08/2019, at Sr. No. 15994/2019.
- ix) Copy of Deed of Sale dated 20/02/2024, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 4154/2024.
- x) Copy of Deed of Release dated 03/05/2024, which is registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 9172/2024.





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- xi) Copy of Development Agreement dated 02/09/2024, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 24/09/2024, at Sr. No. 22683/2024.
- xii) Copy of Power of Attorney dated 24/09/2024, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 22684/2024.
- xiii) Copy of Special Civil Suit bearing No. 580 of 2012 instituted before Hon'ble Civil Judge, Senior Division, Pune and the Judgment dated 21/04/2017 therein.
- xiv) Copy of Special Civil Suit bearing No. 1012 of 2012 instituted before Hon'ble Civil Judge, Senior Division, Pune and the Order therein.
- xv) Copy of Misc. Civil Appeal No. 2 of 2013 instituted before Hon'ble District and Sessions Judge, Pune at Pune and the Order dated 07/01/2014 therein.
- xvi) Copy of Civil M.A. bearing No. 596 of 2018 instituted before Hon'ble Civil Judge, Senior Division, Pune at Pune and the Order dated 11/07/2018 therein.
- xvii) Copy of Regular Civil Appeal bearing No. 516 of 2017 instituted before Hon'ble District and Sessions Judge, Pune at Pune and the Order dated 19/11/2021 therein.
- c) The 7/12 extract issued by Talathi/obtained from online Portal dated 05/09/2025 and the relevant Mutation Entries bearing Nos. 1372, 1733, 2011, 3585, 13485, 13640, 13704, 13757, 14061, 15576, 16530, 17957, 17263 and 17993 thereon.



d) Search Report for 30 years from 1994 till 2025.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of Mr. Vikram Balasaheb Kalate, Mr. Vishal Nandkumar Kalate, Mr. Govind Bhaguji Kalate, Mr. Balasaheb Bhaguji Kalate, Mr. Nandkumar Bhaguji Kalate, Mr. Somnath Pandurang Kate and M/s. P.K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate is clear, marketable and without any encumbrances.

a) Owners of the land are:

Land Owners	Legal Heirs
1. Mr. Balasaheb Bhaguji Kalate (as per DA)	2. Mrs. Sulochana Balasaheb Kalate
	3. Mr. Yuvraj Balasaheb Kalate
	4. Mrs. Roshani Yuvraj Kalate
	5. Mas. Swarup Yuvraj Kalate
	6. Ms. Yuvani Yuvraj Kalate
	7. Mrs. Rajashree Rahul Bhegde (Before Marriage : Ms. Rajashree Balasaheb Kalate)
	8. Vikram Balasaheb Kalate (as per Gift deed)
9. Mrs. Sheetal Vikram Kalate	
10. Mas. Kriyansh Vikram Kalate	
11. Mas. Aaryan Vikram Kalate	





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	13. Mrs. Asha Nandkumar Kalate
	14. Mr. Kushal Nandkumar Kalate
12. Mr. Nandkumar Bhaguji Kalate (as per DA)	15. Mrs. Dhanshree Kushal Kalate
	16. Ms. Siya Kushal Kalate
	17. Mrs. Komal Vishal Waghare (Before Marriage : Ms. Komal Nandkumar Kalate)
18. Mr. Vishal Nandkumar Kalate (as per Gift deed)	19. Mrs. Payal Visha Kalate
	20. Mas. Viren Vishal Kalate
21. Mr. Govind Bhaguji Kalate (as per DA)	22. Mrs. Mukta Govind Kalate
	23. Mr. Akash Govind Kalate
	24. Mrs. Priyanka Pravin More (Before Marriage : Ms. Priyanka Govind Kalate)
25. Mr. Somnath Pandurang Kate (as per Court Decree)	
26. M/s: P.K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate (as per Sale Deed)	



b) Developer of the said land is:

M/s. P.K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate has got valid right to develop the land having area admeasuring 5550 sq. meter and Mr. Somnath Pandurang Kate has got valid right to develop the land having area admeasuring 1850 sq. meter.

c) Qualifying comments/remarks if any -NA-

The report reflecting the flow of the title of Mr. Balasaheb Bhaguji Kalate, Mrs. Sulochana Balasaheb Kalate, Mr. Yuvraj Balasaheb Kalate, Mrs. Roshani Yuvraj Kalate, Mas. Swarup Yuvraj Kalate, Ms. Yuvani Yuvraj Kalate, Mrs. Rajashree Rahul Bhegde (Before Marriage : Ms. Rajashree Balasaheb Kalate), Mr. Vikram Balasaheb Kalate, Mrs. Sheetal Vikram Kalate, Mas. Kriyansh Vikram Kalate, Mas. Aaryan Vikram Kalate, Mr. Nandkumar Bhaguji Kalate, Mrs. Asha Nandkumar Kalate, Mr. Kushal Nandkumar Kalate, Mrs. Dhanshree Kushal Kalate, Ms. Siya Kushal Kalate, Mrs. Komal Vishal Waghare (Before Marriage : Ms. Komal Nandkumar Kalate), Mr. Vishal Nandkumar Kalate, Mrs. Payal Vishal Kalate, Mas. Viren Vishal Kalate, Mr. Govind Bhaguji Kalate, Mrs. Mukta Govind Kalate, Mr. Akash Govind Kalate, Mrs. Priyanka Pravin More (Before Marriage : Ms. Priyanka Govind Kalate), Mr. Somnath Pandurang Kate and M/s. P.K. Group, through its Partners, Mr. Somnath





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Pandurang Kate and Mr. Rohan Jagannath Kate on the said land is enclosed herewith as annexure.

Pune,

Dated : 05/09/2025,



Chandrakant Nanekar,
Advocate.

Encl.: Annexure.

www.lawsonline.com

FLOW OF TITLE OF THE SAID LAND:-

- a. On perusal of revenue record it reveals that, the land bearing Survey No. 196/1, totally admeasuring 01 Acre, 33 Gunthe was previously standing in the name of Mr. Mahadu Sadhu Kalhate as owner thereof.
- b. The said Mr. Mahadu Sadhu Kalate expired on 16/05/1952 leaving behind him 2 sons namely Mr. Bhaguji Mahadu Kalate and Mr. Bappu Mahadu Kalate as his legal heirs. Accordingly, the name of Mr. Bhaguji Mahadu Kalate has been recorded as "HUF" to the record of rights of the said land vide Mutation Entry No. 1372.
- c. The said Mr. Bhaguji Mahadu Kalate obtained loan from Wakad Vikas Karyakari Sahakari Society by creating charge of Rs. 1,800/- upon the said land. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 1733.
- d. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Wakad have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 2011.
- e. As per the Application of Mr. Bhaguji Mahadu Kalate, the remark of HUF recorded before the name of Mr. Bhaguji Mahadu Kalate has been removed and the names of Mr. Bhaguji Mahadu Kalate and Mr.





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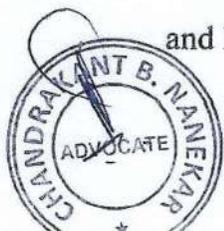
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Bapu Mahadu Kalate have been recorded to the record of rights of the said land as owners thereof in equal proportion. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 3585.

- f. By virtue of Deed of Gift dated 07/09/2011, the said Mr. Bhaguji Mahadu Kalate conveyed an area admeasuring 925 sq.mtrs., from and out of the said land unto and in favor of Mr. Vikram Balasaheb Kalate and Mr. Vishal Nandkumar Kalate. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 08/09/2011, at Sr.No. 7646/2011. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 13485.
- g. By virtue of Deed of Partition dated 08/12/2011, the partition with respect to the said land along with the other land properties has been taken place amongst Mr. Bapu Mahadu Kalate, Mrs. Muktabai Bapu Kalate, Mr. Sambhaji Bapu Kalate, Mr. Shivaji Bapu Kalate and Mrs. Mangal Devanand Kalbhor (maiden name : Mangal Bapu Kalate, through its Power of Attorney holder, Mr. Sameer Baban Yeole. As per the said partition an area admeasuring 3700 sq.mtrs., out of Survey No. 196/1 has been allotted/given to the share of Mr. Sambhaji Bapu Kalate and Mr. Shivaji Bapu Kalate as owners thereof. The said Deed of Partition has been registered at the office of Sub Registrar, Haveli No. 9 (Pune), at Sr. No. 9884/2011. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 13640.



- h. By virtue of Deed of Gift dated 31/12/2011, the said Mr. Bhaguji Mahadu Kalate, Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walhekar conveyed 2/6th share in the land having area admeasuring 3700 sq.mtrs., from and out of the said land unto and in favor of Mr. Govind Bhaguji Kalate. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 19 (Pune) on 11/01/2012, at Sr.No. 382/2012. However, the Mutation Entry bearing No. 13704 to that effect has been rejected by the Circle Officer, Thergaon for the reason mentioned therein.
- i. By virtue of Deed of Sale dated 12/03/2012, the said Mr. Bapu Mahadu Kalate, Mrs. Muktabai Bapu Kalate and Mrs. Mangal Devanand Kalbhor sold out an area admeasuring 1850 sq.mtrs., from and out of the said land unto and in favor of Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 2081/2012. However, the Mutation Entry bearing No. 13757 to that effect has been rejected by the Circle Officer, Thergaon for the reason mentioned therein.
- j. By virtue of Deed of Consent dated 27/03/2012, the said Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walhekar given their consent to the Deed of Gift dated 07/09/2011 executed by Mr. Bhaguji Mahadu Kalate in favor of Mr. Vikram Balasaheb Kalate and Mr. Vishal Nandkumar Kalate. The said Executors also contended





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that the Deed of Gift dated 31/12/2011 executed by Mr. Bhaguji Mahadu Kalate, Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walhekar in favor of Mr. Govind Bhaguji Kalate is fruitless and they do not have any right, title and/or interest in the said land. The said Deed of Consent has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3263/2012.

k. The said Mr. Bhaguji Mahadu Kalate died on 28/08/2012 leaving behind him 3 sons namely Mr. Balasaheb Bhaguji Kalate, Mr. Nandkumar Bhaguji Kalate and Mr. Govind Bhaguji Kalate, 2 daughters namely Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walekar and a widow namely Smt. Chandrabhaga Bhaguji Kalate as his legal heirs. Accordingly, the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 14061.

l. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Mulshi, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Office, Thergaon certified the Mutation Entry bearing No. 15576 to the effect.

m. By virtue of Deed of Release dated 31/07/2019, the said Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walekar



relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Balasaheb Bhaguji Kalate, Mr. Nandkumar Bhaguji Kalate and Mr. Govind Bhaguji Kalate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 23 (Pune) on 02/08/2019, at Sr. No. 15994/2019. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 16530.

n. The said Smt. Chandrabhaga Bhaguji Kalate died on 19/09/2023 leaving behind her 3 sons namely Mr. Balasaheb Bhaguji Kalate, Mr. Nandkumar Bhaguji Kalate and Mr. Govind Bhaguji Kalate, 2 daughters namely Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walekar as her legal heirs. Accordingly, the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 17957.

o. The said Mrs. Mangal Devanand Kalbhor and others filed Special Civil Suit bearing No. 580/2012 against Mr. Sambhaji Bapu Kalate and others for Partition, Injunction, Declaration and Separate Possession. In which, Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate are the Defendant Nos. 4 and 5 respectively. The Plaintiff thereafter executed Notice of Les Pendens dated 16/05/2012 and got it registered from the office of Sub Registrar, Haveli No. 17 (Pune), at Sr.No. 4847/2012. The said suit is decreed by the Hon'ble Court on 21/04/2017 stating that the Plaintiff, Mrs. Mangal Devanand Kalbhor is having 1/5th share in the said land.





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Being aggrieved upon the said Judgment, the Mr. Sambhaji Bapu Kalate and others filed Misc. Civil Appeal bearing No. 2/2013 and Regular Civil Appeal bearing No. 516/2017 against Mrs. Mangal Devanand Kalbhor and others. However, the said Mrs. Mangal Devanand Kalbhor and others also filed Civil Misc. Application bearing No. 596/2018 against Mr. Sambhaji Bapu Kalate and others for compliance of Decree dated 21/04/2017 u/s. 554 of Civil Procedure Code.

Meanwhile the said Mr. Shivaji Bapu Kalate and others also filed Special Civil Suit bearing No. 1012/2012 against Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate for Declaration and Injunction.

An amicable settlement has been done by and between the Parties in R.C.A. No. 516 of 2017. As per the said settlement, an area admeasuring 1850 sq.mtrs., from and out of the said land has been given to Mrs. Mangal Devanand Kalbhor and an area admeasuring 1850 sq.mtrs., from and out of the said land has been given to Mr. Somnath Pandurang Kate as owners thereof. The said Mr. Jagannath Pandurang Kate relinquished all his rights, title and/or interest which has been created in his favor by way of Deed of Sale dated 12/03/2012, in favor of Mr. Somnath Pandurang Kate. The Parties in the said Appeal have also cancelled the Deed of Partition dated 08/12/2011 executed by Mr. Bapu Mahadu Kalate and others. Effect



of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 17263.

Accordingly, the said Mr. Shivaji Bapu Kalate and others have withdrawn the said Special Civil Suit bearing No. 1012 and the Hon'ble Court passed Order therein.

The said Mr. Sambhaji Bapu Kalate and others also prayed Hon'ble Court to withdraw the M.C.A. No. 02/2013 and Hon'ble Court vide Order dated 07/01/2014 permitted the said Appellants to withdraw the said Appeal.

- p. By virtue of Deed of Sale dated 20/02/2024, the said Mrs. Mangal Devanand Kalbhor sold out an area admeasuring 1850 sq.mtrs., from and out of the said land unto and in favor of M/s. P.K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 4154/2024. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 17993.
- q. By virtue of Deed of Release dated 03/05/2024, the said Mrs. Rakhmabai Dnyaneshwar Tapkir and Mrs. Dwarka Jalindar Walhekar relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Balasaheb Bhaguji Kalate, Mr. Nandkumar Bhaguji Kalate and Mr. Govind Bhaguji Kalate. The said Deed of





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Release has been registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 9172/2024.

- r. By virtue of Development Agreement dated 02/09/2024, the said Mr. Balasaheb Bhaguji Kalate, Mrs. Sulochna Balasaheb Kalate, Mrs. Yuvraj Balasaheb Kalate, Mrs. Roshani Yuvraj Kalate, Mas. Swaroop Yuvraj Kalate, Ms. Yuvani Yuvraj Kalate, Mr. Vikram Balasaheb Kalate, Mrs. Sheetal Vikram Kalate, Mas. Kriyansh Vikram Kalate, Mas. Aryan Vikram Kalate, Mrs. Rajeshree Rahul Bhegade, Mr. Nandkumar alias Nandu Bhaguji Kalate, Mrs. Asha Nandkumar Kalate, Mr. Vishal Nandkumar Kalate, Mrs. Payal Vishal Kalate, Mas. Viren Vishal Kalate, Mr. Kushal Nandkumar Kalate, Mrs. Dhanshree Kushal Kalate, Ms. Siya Kushal Kalate, Mrs. Komal Vishal Waghare, Mr. Govind Bhaguji Kalate, Mrs. Mukta Govind Kalate, Mr. Akash Govind Kalate and Mrs. Priyanka Pravin More entrusted development rights with respect to the land having area admeasuring 3700 sq.mtrs., from and out of the said land unto and in favor of M/s. P.K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 24/09/2024, at Sr. No. 22683/2024.



Simultaneously with the execution of above Development Agreement the said owners also executed Power of Attorney unto and in favor of M/s. P.K. Group, through its Partners, Mr. Somnath Pandurang Kate

and Mr. Rohan Jagannath Kate, thereby empowering them to do the acts, things, deeds mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 24/09/2024, at Sr. No. 22684/2024.

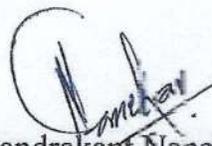
Sr. No.

- 1) 7/12 Extract dated 05/09/2025.
- 2) Mutation Entry Nos. 1372, 1733, 2011, 3585, 13485, 13640, 13704, 13757, 14061, 15576, 16530, 17957, 17263 and 17993.
- 3) Search Report for 30 years from 1994 to 2024 taken by obtaining Challan bearing GRN No. MH017671355202324P and MH005007238202526P dated 19/03/2024 and 05/07/2025 from the office of Sub Registrar, Haveli No. 15 (Pune).
- 4) Any other relevant title -NA-.
- 5) Litigations, if any -NA-.

Pune,

Dated : 05/09/2025,




Chandrakant Namekar,
Advocate.