

SANDIP M. GHATE
ADVOCATE

7." SAYANTARA, 134/4/9,
Ashok Nagar, Pune 411007
Mobile: 9822987272

Date: 21/03/2025

Format-A
(Circular No: - 28/2021)

To,
MahaRERA.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to S. No. 68A/IP area adm 1,714.03 Sq. Mtrs. situated at Village Manjari Bk, Taluka Haveli, District Pune (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/S M.D DEVELOPERS, A PARTNERSHIP FIRM and following documents i.e.:

1) Description of the Land

All that piece and parcel of the property bearing S. No. 68A/IP area adm 1,714.03 Sq. Mtrs. situated at Village Manjari Bk, Taluka Haveli, District Pune.

2) The documents of allotment of plot.

- i. Copy of 7/12 Extracts
- ii. Mutation Entries
- iii. Photocopy of Sale Deed document no. 8425-2020, dated 23/09/2020.

3) 7/12 extract or property card issued by Talathi, Haveli, Mutation entry no. 13266, 13267, 13280, 13546, 13547, 13548, 13549, 15414, 33825, 33646, 33825, 35738, 3750, 3958.

4) Search report for 30 years from 1995 to 2024.

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 M.D DEVELOPERS, A PARTNERSHIP FIRM is clear, marketable and without any encumbrances.



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Owners of the land

1. Mr. Ramesh Nandkumar Dandale
2. Mr. Mangesh Pralhad More

3/- The report reflecting the flow of the title of the M/S M.D DEVELOPERS, A PARTNERSHIP FIRM on the said land is enclosed herewith as annexure.

Encl: Annexure
Date: 21/03/2025


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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract or property card issued Talathi, Haveli.

1.HISTORY IN DETAIL:

The said landed property was earlier owned by Pune Municipal Corporation. That one Late Shankar Parshuram Takle was the tenant in the said land and after his demise his wife Smt Chandrabhagabai Shankar Takle was cultivating the said land as tenant thereof.

The said Smt Chandrabhagabai Shankar Takle arrived at an understanding with erstwhile owner i.e Pune Municipal Corporation and agreed to abjure her tenancy rights in lieu of ownership rights over the area 02H 56R out of earlier S.No.68A. Pursuant to the said understanding and as per PMC Resolution No 805 dated 19/03/1985 the said 02H 56 R was transferred to said Smt Chandrabhagabai Shankar Takle vide Sale Deed dated 29/07/1985.

The name of the said Smt Chandrabhagabai Shankar Takle was mutated onto the 7/12 extract vide Mutation Entry No.13266.

After the demise of said Smt Chandrabhagabai Shankar Takle , the name of her legal heir, her son, namely Ram Shankar Takle was mutated onto the 7/12 extract of the said S.No.68 A admeasuring 02H 56 R by virtue of Will dated 09/07/1987 as it reveals from Mutation Entry No.13267

Subsequently one Dilip Narhari Takle and others purchased the said land bearing S.No.68A from said erstwhile owner Ram Shankar Takle vide Sale Deed dated 28/04/1989 for valuable consideration of Rs.3,60,000/-. The names of the said Dilip Narhari Takle and others was mutated onto the 7/12th extract vide Mutation Entry No.13280 as owners thereof.

Further Dilip Narhari Takle and others transferred the whole landed property



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S.No.68A to Umesh Dattatraya Magar and others vide various Sale Deeds dated 16/02/1990 for valuable consideration. The names of the said Umesh Dattatraya Magar and others was mutated onto the 7/12th extract vide Mutation Entry Nos.13546,13547,13548 and 13549 as owners thereof.

Thereafter the Umesh Dattatraya Magar, Dattatraya Laxman Kudale, Shashank Vishnupant Khanse and Vijay Suryakant Bhujbal transferred the portion 40 R out of the said S.No.68A to Suresh K Shetty, Chanvirappa Sharanappa Angadi, Martand Chanvirappa Hemgaddi and Kallappa Bapusaheb Koruche vide Sale Deed dated 27/05/1991 for valuable consideration of Rs 1,40,000/-. The said Sale Deed is registered in the Office of Sub Registrar of Assurances Haveli No.2, Pune at Serial No-4520/1995. The names of the said Suresh K Shetty, Chanvirappa Sharanappa Angadi, Martand Chanvirappa Hemgaddi and Kallappa Bapusaheb Koruche was mutated onto the 7/12th extract vide Mutation Entry No.15414 as owners thereof.

Consequently one of the owner Martand Chanvirappa Hemgaddi died on ___ leaving behind him his legal heirs wife namely Kamal and two sons Vasant and Anand as it is evident from Mutation Entry No.33825. Further the wife namely Kamal of Martand Chanvirappa Hemgaddi died on 21/08/2014 as it evident from the Mutation Entry No.33646. Hence the sons of the said Martand Chanvirappa Hemgaddi namely Vasant and Anand remained the owners and possessors of 10R undivided share of Late Martand Chanvirappa Hemgaddi

TITLE QUA 10R :- Thereafter the said 10R undivided share of Martand Chanvirappa Hemgaddi was purchased by Ramesh Nankumar Dandale and Mangesh Pralhad More vide Sale Deed dated 23/09/2020 which is registered in the Office of Sub Registrar of Assurances Haveli No.13 Pune at Serial No.8425/2020 from Vasant Martand Hemgaddi and Anand Martand Hemgaddi. **The names of said Ramesh Nankumar Dandale and Mangesh Pralhad More was mutated onto the 7/12 extract to the extent of an area admeasuring 10 R vide Mutation Entry No.33825.**

TITLE QUA 12 R :- The undivided share of 12 R of Kallappa Bapusaheb Koruche was devolved upon Amol Alman, Shailendra Alman, Sunanda Alman and Indumati Alman vide Will. Thereafter the said 12R out of the said landed property was purchased by Ramesh Nankumar Dandale and Mangesh Pralhad More vide Sale Deed dated 13/09/2021 which is registered in the Office of Sub Registrar of Assurances Haveli No.6 Pune at Serial No.3470/2021 from Amol Alman, Shailendra



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Alman, Sunanda Alman and Indumati Alman. **The names of said Ramesh Nankumar Dandale and Mangesh Pralhad More was mutated onto the 7/12 extract to the extent of an area admeasuring 12 R vide Mutation Entry No.35738.**

Subsequently due to order of Tahsildar dated 08/12/2022, the total area owned by ex-parte queriest was reduced to area admeasuring 00H. 17.82 R thereby rectifying the area of the land owners in said S.No.

2. That Mr. Ramesh Nandkumar Dandale has legally purchased the property bearing Survey No. 68A, situated at Post Manjari Bk, Pune-Solapur Road, Pune – 412307, through registered Sale Deeds dated 23/09/2020 and 13/09/2021. That Mr. Mangesh Pralhad More has also legally purchased the property bearing Survey No. 68A, situated at Post Manjari Bk, Pune-Solapur Road, Pune – 412307, through registered Sale Deeds dated 23/09/2020 and 13/09/2021.

3. That the above-named owners, Mr. Ramesh Nandkumar Dandale and Mr. Mangesh Pralhad More, have jointly entered into a partnership firm under the name and style of M/s M D Developer, duly registered under the applicable provisions of the Indian Partnership Act, 1932. The Permanent Account Number (PAN) of the said partnership firm is ABTFM4425B..

4. That both the partners, vide Deed of Amendment dated 04/03/2025, have duly rectified and amended the original Partnership Deed, thereby introducing the said properties as capital contribution to the partnership firm. Consequently, while the ownership of the properties remains with the individual partners, the land is now being utilized as an asset of M/s M D Developer for the purpose of the proposed project.

2) Mutation entry no. 13266, 13267, 13280, 13546, 13547, 13548, 13549,

15414, 33825, 33646, 33825, 35738, 3750, 3958

3) Search report for 30 years from 1995 to 2024.

4) Any other relevant title. - Nil

5) Litigations if any. - Nil

Date: 21/03/2025


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