

Date :- 28/10/2025

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(Circular No. 28/2021 dated 08/03/2021)

To,

MahaRERA

Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect land bearing Survey Nos. 9 to 14/1/49 (P) as per Commencement Certificate admeasuring 00 Hectare, 79 Ares, i.e. 7900 Sq.Mtrs., assessed at Rs. 04 = 80 Paise, situated at Village: Mundhwa (Keshavnagar), Taluka: Haveli, District: Pune, (Hereinafter referred as the said project land).

A. We have investigated the Title of the said project land on request of **Bansal Amara LLP** through its designated partner **Smt. Savitri Radheshyam Agarwal** and following documents i.e.

1. Description of the said land -

All that piece and parcel of land bearing Survey Nos. 9 to 14/1/49 (P) as per Commencement Certificate admeasuring 00 Hectare, 79 Ares, i.e. 7900 Sq. Mtrs., assessed at Rs. 04 = 80 Paise, situated at Village: Mundhwa (Keshavnagar), Taluka: Haveli, District: Pune situated within the limits of Pune Municipal Corporation and jurisdiction of Sub-Registrar, Haveli, Pune which is bounded as under-

On or towards the East: By Pune Municipal Corporation's Open Plot;
On or towards the South: By Plot No. 1/50 of S. No. 9 to 14;
On or towards the West: By 18 Meters Road;
On or towards the North: By Plot No. 1/48 of S. No. 9 to 14.

Along with all the easementary rights and appurtenant attached theretohereinafter called and referred as “**said project land**”.

2. The documents of allotment of the said project land –

- i. 7/12 Extracts of the said land for last 30 years.
- ii. Mutation Entries of the said land bearing No. 1, 4662, 8498, 11477, 13558, 14934, 16001
- iii. Order dated 11/07/1989 issued by Hon`ble District Collector, Pune bearing No. PMF/1042/Four
- iv. Possession Receipt dated 09/08/1989 issued by Circle Officer, Yerwada, Through Tehsildar, Pune City, Pune in favor of Mr, Piraji Parshuram Jadhav in respect of the said land.
- v. Release Deed dated 28/07/2011 executed by Smt. Janabai Piraji Jadhav and Mrs. Shakuntala Dilip Gaikwad in favor Mr. Balkrishna Piraji Jadhav, Mr. Mahadev Piraji Jadhav, Mr. Ramdas Piraji Jadhav, in respect of their undivided share in the said land, which is registered in the Office of Sub-Registrar Haveli No. 7 at Sr. No. 6988/2011 on 11/08/2011 along with Index and Registration Receipt.
- vi. Deed of Cancellation of Release Deed dated 25/01/2022 executed by Mr. Balkrishna Piraji Jadhav, Mr. Mahadev Piraji Jadhav and Mr. Ramdas Piraji Jadhav in favor of Mrs. Shakuntala Alias Vineeta Dilip Gaikwad, which is registered in the Office of Sub-Registrar Haveli No. 3 at Sr. No. 1779/2022 on 25/01/2022 along with Index II and Registration Receipt.
- vii. Search and Title Report for 30 years from 1993 to 2022.

- viii. Order dated 14/10/2024 passed by Collector, Pune bearing No. PML/Class-I Convert/SR/08/2022 regarding conversion of nature of ownership of said project land from Class II to Class I.
- ix. Development Agreement dated 21/02/2025 registered in Office of Sub-Registrar Haveli No. 11 at Sr. No. 4634/2025 along with Index II and Registration Receipt executed by Mr. Balkrishna Piraji Jadhav & Others in favor of Bansal Amara LLP through its designated partner Smt. Savitri Radheshyam Agarwal.
- x. Power of Attoreny dated 21/02/2025 registered in Office of Sub-Registrar Haveli No. 11 at Sr. No. 4635/2025 along with Registration Receipt executed by Mr. Balkrishna Piraji Jadhav & Others in favor of Mr. Kounal Radheshyam Bansal and Mr. Manish Naresh Gupta being the Partners of Bansal Amara LLP.
- xi. Correction Deed dated 21/02/2025 registered in Office of Sub-Registrar Haveli No. 11 at Sr. No. 4648/2025 along with Index II and Registration Receipt by Mr. Balkrishna Piraji Jadhav & Others in favor of Bansal Amara LLP through its designated partner Smt. Savitri Radheshyam Agarwal.

B. On perusal of all the above mentioned papers and documents we are of the opinion that the title in respect of the said land bearing Survey Nos. 9 to 14/1/49 (P) as per Commencement Certificate admeasuring 00 Hectare, 79 Ares, i.e. 7900 Sq. Mtrs., assessed at Rs. 04 = 80 Paise, situated at Village: Mundhwa (Keshavnagar), Taluka: Haveli, District: Pune upon which the construction of the proposed project 'Amara' is being developed and Possessed by Developer i.e. **Bansal Amara LLP** through its designated partner **Smt. Savitri Radheshyam Agarwal** and Promoter are having good, marketable title to develop, construct upon the said lands as per agreements and arrangement

between Promoter and Landowners and without any encumbrances. Further, Promoter and Landowners have not created any charge upon the said land.

• **Owners of the Project Land –**

1) Mr. Balkrishna Piraji Jadhav, 2) Mr. Mahadev Piraji Jadhav,
3) Mr. Ramdas Piraji Jadhav and 4) Mrs. Shakuntala Alias Vineeta Dilip Gaikwad.

That, the legal heirs of above named owners viz. Mr. Gandharva Balkrishna Jadhav, Akshya Balkrishna Jadhav, Pankaja Balkrishna Jadhav, Miss. Mansi Mahadev Jadhav, Mast. Manav Mahadev Jadhav, Mast. Manthan Ramdas Jadhav and Miss. Priyanka Ramdas Jadhav have also consented for the Development Agreement dated 21/02/2025 and they have been impleaded as the party to the Development Agreement to avoid any future legal complications.

• **Developer of the Project Land –**

Bansal Amara LLP through its designated partner **Smt. Savitri Radheshyam Agarwal**.

C. The report reflecting the flow of the title of developers i.e. **Bansal Amara LLP** through its designated partner **Smt. Savitri Radheshyam Agarwal** on the said project land is enclosed herewith as annexure.

Encl :- Annexure.

Place :- Pune

Date :- 28/10/2025



Sunita Bansal

**Sunita Bansal, Advocate
For Bansal Chorbele Law Chambers**

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FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extracts as on date of application.
2. Mutation entries.
3. Search report for 30 years from 1996 to 2025 taken in the office of Sub-registrar of Pune, search is taken from the available for records for our inspection.
4. Order dated 11/07/1989 issued by Hon'ble District Collector, Pune bearing No. PMF/1042/Four
5. Possession Receipt dated 09/08/1989 issued by Circle Officer, Yerwada, Through Tehsildar, Pune City, Pune in favor of Mr, Piraji Parshuram Jadhav in respect of the said land.
6. Release Deed dated 28/07/2011 executed by Smt. Janabai Piraji Jadhav and Mrs. Shakuntala Alias Vineeta Dilip Gaikwad in favor Mr. Balkrishna Piraji Jadhav, Mr. Mahadev Piraji Jadhav, Mr. Ramdas Piraji Jadhav, in respect of their undivided share in the said land, which is registered in the Office of Sub-Registrar Haveli No. 7 at Sr. No. 6988/2011 on 11/08/2011 along with Index and Registration Receipt.
7. Deed of Cancellation of Release Deed dated 25/01/2022 executed by Mr. Balkrishna Piraji Jadhav, Mr. Mahadev Piraji Jadhav and Mr. Ramdas Piraji Jadhav in favor of Mrs. Shakuntala Alias Vineeta Dilip Gaikwad, which is

registered in the Office of Sub-Registrar Haveli No. 3 at Sr. No. 1779/2022 on 25/01/2022 along with Index II and Registration Receipt.

8. Search and Title Report for 30 years from 1993 to 2022.
9. Order dated 14/10/2024 passed by Collector, Pune bearing No. PML/Class-I Convert/SR/08/2022 regarding conversion of nature of ownership of said project land from Class II to Class I.
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13. Litigations if Any-NIL
14. Detail Search and Title Report is annexed with this report.

Place :- Pune

Date :- 28/10/2025



Sunita Bansal

Sunita Bansal, Advocate
For Bansal Chorbele Law Chambers