



**Adv. Archana Tushar Joshi**  
**BA LLB**

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**M. No. 9730502844**

To,

Date:- 20/09/2025

**HON'BLE CHAIRMEN,**

Maharashtra Real Estate Regulatory Authority,

Pune.

**FORMAT – A**

**(Circular-28/2021)**

**LEGAL TITLE REPORT**

**SUBJECT** :- Title clearance certificate with respect to the admeasuring Area admeasuring 15 R out of **Survey No. 146 Hissa No. 3 and property bearing Survey No. 146 Hissa No.4** admeasuring 15 R being and lying at Village Tathwade, Taluka Mulshi, District and registration district Pune and within the local limits of Pimpri Chinchwad Municipal Corporation (Hereinafter referred as the ' **Said land** ' )

I have investigated the title of the said land on the request of **M/S SHREE DEVELOPERS** and following documents: -

**1) DESCRIPTION OF PROPERTY:-**

All that piece and parcel of the land admeasuring area about **00 H 30 R** out of **Survey No. 146 Hissa No. 3 and Survey No. 146 Hissa No. 4** being and lying at Village Tathwade, Taluka Mulshi , District and registration district Pune and within the limits of Pimpri Chinchwad which is bounded by as under –

a) **Survey No 146/3 area admeasuring 15 "R" bounded as follows :-**

On or toward East:-Property S No 146/4

On or towards South:-Property of Rajaram Baburao Pawar,

On or towards West:-Property of Arjun Baburao Pawar,

On or towards North:-Government Road

b) **Survey No. 146/4 area admeasuring 15 "R**





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On or toward East:-Property of Mr. Dnyanoba Balu Pawar

On or towards South :- Property of Gajanan Dagdu Pawar.

On or towards West:-Property of Prabhakar Maruti Pawar

On or towards North:- Government Road

**2) THE DOCUMENT OF ALLOTMENT OF PLOT:-**

- I) The Documents of allotment of plot.
- II) Xerox copy of 7/12 extract and mutation entries issued By Talathi Office
- III) Search Report for 30 years (1995 to 2025) dtd. 26/02/2025
- IV) 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 the ( following owner/promoter/developers/company) is clear marketable and without any encumbrances.

**3) OWNER OF LAND:-** M/S SHREE DEVELOPERS S. No. 146/3 AND  
S.NO.146/4 + area admeasuring 00 H 30 R

4) The report reflecting the flow of the title of the **M/S SHREE DEVELOPERS** on the said land is enclosed herewith as annexure.

**Encl:- Annexure**

**Date:- 20/09/2025**

*A Joshi*

Advocate

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**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 extract as on date.
- 2) Mutation Entries
- 3) Search Report for 30 years from 30 years (1995 to 2025) taken from Sub-Registrar's Office at Pune.
- a) After inspection and verification of documents and papers submitted to me by the applicant, it shows that, on the strength of copy 1) Reg. Sale Deed on dated 26/03/2002 Reg. No. 1648/2002 , 2) Survey No. 146/4 Mulshi Paud Registration Office Reg. Sale Deed on dated 09/04/2003 Reg. No. 1626/2003. 3) Survey No. 146/3 Mulshi Paud Registration Office 4) Reg. Sale Certificate on dated 17/10/2024 Reg. No. 23475/2024. **Haveli No. 14 Registration Office** the present owner i.e. **M/S SHREE DEVELOPERS** has got ownership of the above said portion of the land.
- b) After inspection and verification of current 7/12 extract of property it shows that presently each property is owned and recorded in the following manner :-

S.NO	Area Of Land	Name Of Owner
S. No. 146/3	15R	M/S SHREE DEVELOPERS
S.NO. 146/4	15R	M/S SHREE DEVELOPERS

**S. No. 146/3**

- a) It appears that the land bearing **Survey No. 146 Hissa No 3** was owned and possessed by **Dinkar Maruti Pawar and Prabhakar Maruti Pawar**.
- b) It appears that by **mutation entry no 2435** it is seen that, **Dinkar Maruti Pawar and Prabhakar Maruti Pawar** had sold 00 H 03 R out of land **S. No. 143/3**, of the village **Tathawade** to **Brijeshkumar Govind Prasad Mishra**. As per the said Sale Deed name of purchaser **Brijeshkumar Govind Prasad Mishra** was mutated on 7/12 as owner.





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- c) It appears that as per **Mutation Entry No. 2596** Dinkar Maruti Pawar mortgaged the said property to Sant Tukaram Maharaj Vi. Society Tathawade.
- d) It appears that by **Mutation Entry No 2913** it is seen that, **Brijeshkumar Govind Prasad Mishra** had sold 00 H 03 R out of land **S. No. 143/3**, of the village **Tathawade** to **Radhesham Sukhram Yadav**. As per the said Sale Deed name of purchaser **Radhesham Sukhram Yadav** was mutated on 7/12 as owner.
- e) It appears that **Mutation Entry No 3038** dated 17/02/1999 it is seen that, **Dinkar Maruti Pawar and Prabhakar Maruti Pawar** had sold 00 H 12 R out of land **S. No. 143/3**, of the village **Tathawade** to **Mahendra Singh Gyansingh Arora** as per documents number 1098/1999. As per the said Sale Deed name of purchaser **Mahendra Singh Gyansingh Arora** was mutated on 7/12 as owner.
- f) It appears that **Mutation Entry No 3626** dated 17/05/2003 it is seen that, **Mahendra Singh Gyansingh Arora** and other and **Radhesham Sukhram Yadav** had sold 00 H 15 R out of land **S. No. 143/3**, of the Village **Tathawade** to **Vipul S Plasto Pvt. Ltd. Through its Managing Director Mr. T.P. Vijayan** as per documents number 1098/1999. As per the said Sale Deed name of purchaser **Vipul S Plasto Pvt. Ltd. Through its Managing Director Mr. T.P. Vijayan** was mutated on 7/12 as owner.
- g) It appears that as per **Mutation Entry No. 3719** **Vipul S Plasto Pvt. Ltd. Through its Managing Director Mr. T.P. Vijayan** Repaid all loan amount (which is taken by Dinkar Maruti Pawar and Prabhakar Maruti Pawar) to Sant Tukaram Maharaj Vi. Society Tathawade and their after given application to remove their charge from revenue records of land bearing **S. No. 146/3** of the village **Tathawade**.
- h) It appears that as per **Mutation Entry No. 4722** **Vipul S Plasto Pvt. Ltd. Through its Managing Director 1) r. T.P. Vijayan** mortgaged the said property to The Thane Janata Sahakari Bank Ltd.





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d) It appears that as per **Mutation Entry No. 4798** as per Special Land Acquisition Officer Vishesh Ghatak No. 1 – Pimpri as per letter भूसंवअ/विघ २/२१० ताथवडे/४३० dtd. 13/05/2009 Records acquired for National Highway Number 4 as per letter no. 2976 dtd. 07/02/1973 As per Land Acquisition Act 1894, Section 4 has been notified in Maharashtra Gazette dated 10/07/2008, for the purpose of Road widening the 45 meter road from Tathawade Survey No. 1 to Punawale boundary. The said land i.e. S. No. 146/3 (P) area 202 sq.mtr. and S.No. 146/4 area 193 Sq.mtr. cannot be sold, leased or mortgaged without the permission of the District Collector, Pune.

e) It appears that **Mutation Entry No. 5915** as per **Tahasildar Office Mulshi जमा/कावि/एसआर/०५/२०१२** dated 21/03/2013, the land on the other side has been encumbered in the name of Vipul Plastocraft in other rights Column.

f) It appears that M/s Vipul S Plastocraft Pvt Ltd (in liquidation) have availed loan facility from TJSB Sahakari Bank Ltd (assignor) and to secure the said credit facilities, Vipul S Plastocraft Pvt Ltd (in liquidation) had mortgaged the below scheduled property in favour of the **“TJSB Sahakari Bank Ltd” (assignor)** vide Mortgage Deed dated 08.12.2008, 19.06.2009 , 24.08.2009, 27.01.2011. due to the default committed in repayment of the loan, the account of the borrower was classified as Non-Performing Asset (NPA). Further, after classifying the account as NPA, the TJSB Sahakari Bank Ltd assigned the loan account of the borrower along with all underlying securities to OARPL vide assignment agreement dated 28.01.2021. The Tender Documents of E- Auction regarding the subject property were published/notified on **dated 11/07/2024**.

g) It appears that the Auction took Place on 04/09/2024 and the Shree Developers was declared as “Successful Bidder” Sale Confirmation under the swiss challenge method. The Purchaser , as per record submitted to the committee had complied with the steps and procedure to become eligible for declaration as “ Successful Bidder”.





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i) It appears that as per **Mutation Entry No. 4798** as per Special Land Acquisition Officer Vishesh Ghatak No. 1 – Pimpri as per letter भूसंवअ/विघ २/२१० ताथवडे/४३० dtd. 13/05/2009 Records acquired for National Highway Number 4 as per letter no. 2976 dtd. 07/02/1973 As per Land Acquisition Act 1894, Section 4 has been notified in Maharashtra Gazette dated 10/07/2008, for the purpose of Road widening the 45-meter road from Tathawade Survey No. 1 to Punawale boundary. The said land i.e. S. No. 146/3 (P) area 202 sq.mtr. and S.No. 146/4, area 193 Sq. mtr. cannot be sold, leased or mortgaged without the permission of the District Collector, Pune.

j) It appears that **Mutation Entry No. 5915** as per Tahasildar Office Mulshi जमा/कावि/एसआर/०५/२०१२ dated 21/03/2013, the land on the other side has been encumbered in the name of Vipul Plastocraft in other rights Column.

**S. No. 146/4**

a) It appears that land bearing **Survey No. 146 Hissa No 4** was originally owned and possessed by **Dinkar Maruti Pawar and other.**

b) It appears that by **Mutation Entry No 3476** dated 08/04/2002 it is seen that, **Dinkar Maruti Pawar, Sukhadev, Rajaram and Sulabai Dinkar Pawar** had sold 00 H 15 R out of land S. No. 143/4, of the Village Tathawade to **Vipul S Plasto Pvt. Ltd. Through its Managing Director Mr. T.P. Vijayan** as per documents number 1648/02. As per the said Sale Deed name of purchaser **Vipul S Plasto Pvt. Ltd. Through its Managing Director Mr. T.P. Vijayan** was mutated on 7/12 as owner.

c) It appears that as per **Mutation Entry No. 4722** **Vipul S Plasto Pvt. Ltd. Through its Managing Director 1) r. T.P. Vijayan** mortgaged the said property to The Thane Janata Sahakari Bank Ltd.





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i) It appears that **Omkara Assets Reconstruction Private Limited (OARPL) (acting in its capacity as trustee of Omkara PS 17/2020-21 Trust)** Authorized Officer **Ashwin Newalkar** had sold portion of the land admeasuring **a) S.No. 146/3 Total Area 000 H15 R, B) S.No. 146/4 Total Area 00 H 15 R Sq. mtr. Total area 00 H 30R** of the village Tathwade , Taluka Mulshi, District Pune to and in favour of **M/s. Shree Developers Through its Authorized Partner Jitendra Panraj Sonigara** by way of Sale deed which is duly registered in the office of the Sub-Registrar **Haveli No 14 Pune at Serial No 23475/2024** dated 17/10/2024. From the above perusal it is ample clear that by virtue of aforesaid sale deed dated 17/10/2024. to **M/s. Shree Developers Through its Authorized Partner Jitendra Panraj Sonigara** is the present owners, occupiers of the subject captioned property.

j) The present owner prepared layout cum building plans which is approved by Pimpri Chinchwad Municipal Corporation vied its Commencement Certificate No. BP/TATHAWADE/71/2025 dtd. 3/09/2025;

I have conducted e-search in respect of the captioned properties for a period of last 30 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, I did not found any adverse entry indicating any charge or encumbrances on the said properties. ~~That~~ the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search manually and hence this search report is subject to the same.

This title opinion is issued on the strength of information received from the queries, documents made available to me, affidavit submitted by present owner stating that the said properties are free from all the encumbrances and they are in possession of the same and they are the absolute owners of the said properties and the search conducted at the relevant Sub-Registrar Offices.





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Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Relying upon the documents and papers submitted to me by the present owner and subject to whatever stated above, I am of the opinion that, subject to the said captioned properties are free from all the encumbrances and/or charges of whatsoever nature and the present owner / developer are having good, clean and marketable title and are entitled to develop and construct the said captioned properties in accordance with the sanction plans of Pimpri Municipal Corporation, to sell the units therein to any prospective buyer/s, to enter into agreement/s and to receive consideration thereto, subject to the present owner/developer has to adhere the provisions of prevailing laws from time to time including RERA Act.

Litigations - NIL

The documents submitted to me are returned herewith.



Archana

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