



FORMAT - A  
(Circular No.:- 28/2021)

To,  
MahaRERA,  
Mumbai.



**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Survey No. 270/2 part and 271/11 part and Totally admeasuring 4,000 Sq.Mtrs. and situated at Village BHUGAON, Taluka Mulshi, Dist- Pune. ....(hereinafter referred as the said plot/property ").

I have investigated the title of the said plot/property on the request of Ms. ARP Developers, through their partner Mr. Deepak Balasaheb Raykar and my observations are as follows:-

**1) Description of the property:**

**SCHEDULE**

**A)** All that piece and parcel of the landed property bearing Survey no. 270/2 and totally admeasuring 00 H. 72R. along with pot kharaba 00H. 02R. and Totally admeasuring 00H. 74R. and assessed at Rs. 00=93 paise and out of which land owned by present owners admeasuring **00H. 20R.** which is the subject matter of this search and which is situated at village BHUGAON, Tal- Mulshi, Dist- Pune and within the limits of Registration District Pune, Sub- registrar Mulshi, Pune.

On or towards East : Land of Survey no. 270/2 part,

On or towards South : Ram River,

On or towards West : Land of Survey no. 271 part,

On or towards North : Land of Survey no. 270/2 part.

**B)** All that piece and parcel of the landed property bearing Survey no. 271/11 and totally admeasuring 00 H. 60R. along with pot kharaba 00H. 20R. and Totally admeasuring 00H. 80R. and assessed at Rs. 01=24 paise and out of which land owned by present owners admeasuring **00H. 20R.** which is the subject matter of this search and which is situated at village BHUGAON, Tal-

Mulshi, Dist- Pune and within the limits of Registration District Pune, Sub-registrar Mulshi, Pune as bounded as follows:

- On or towards East : Land of Gulab sanas and of ARP developers out of s.no.270/2,  
On or towards South : Part Land of Survey no. 271/11,  
On or towards West : Road and Land of Survey no. 271/10,  
On or towards North : Part Land of Survey no. 271/11,

Herein above & hereinafter referred property at above **Schedule A & B** and Totally admeasuring **00H. 40R**.i.e. 4,000 Sq.mtrs. & called as "**The Said Property**" is situated at village **BHUGAON**, Taluka Mulshi, District Pune and within the jurisdiction of Sub-Registrar Mulshi and within the jurisdiction of PMRDA, Pune.

**2) The documents of plot-**

**LIST OF TITLE DOCUMENTS / PAPERS SCRUTINIZED :**

- a) 7/12 Extracts of Survey no. 270/2 in the name of present owners/holders.
- b) Copy Mutation Entries No. 3126, 5172, 5726, 5668, 9067, 9137, 9377 and of entry of registration of the names of owners on the 7/12 extract till the date.
- c) Copy of search report issued by Adv. Dhananjay Kate dated 27/12/2022.
- d) Copy of Sale deed bearing no. 9509/2021 dated 02/07/2021 registered in the office of SRO mulshi 2.
- e) Copy of Commencement certificate dated 06/07/2023 issued by PMRDA, Pune and Copy of NA assessment and order dated 28/06/2023 issued by Collector of Pune.
- f) Copy Mutation Entries No. 3704, 4970, 4971, 5452, 6193, 7877, 9136, and of entry of registration of the names of owners on the 7/12 extract till the date.
- g) Copy of Sale deed bearing no. 11227/2020 dated 14/10/2020 registered in the office of SRO Mulshi 2.
- h) Copy of Sale deed bearing no. 17287/2024 dated 11/07/2024 registered in the office of SRO Mulshi 1.

3) Adv. Dhananjay Kate, having address at- Shantideep complex, Railway station road, Vadgaon, Tal Maval, Dist - Pune 412106 have carried out a search and title investigation in respect of the said property of Schedule - A for the period of 30 years by search report dated 27/12/2022 and further I have taken Search of the said property for the period of next two years i.e. from 2022 to Dec. 2023 by report dated 19/12/2023 and and also I have taken search of the Scheduled - B property for the period of 30 years i.e. from year 1994 - 2023 by search report dated 19/12/2023 and Further I have taken search of the Scheduled - A & B property jointly for the further period from year 2023-2024 by search report dated 02/10/2024. 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 owner/developer **MS. ARP DEVELOPERS**, are having legal, Bonafide and marketable title of the said property free of all or any encumbrance and the owner/developer have been legally acquired the ownership and Development rights of the said property and to develop the same according to the provisions of existing laws and as per the sanctioned plan.

**Present Owners of the land-**

The owners of the abovementioned property / land are as under-

**Ms. ARP Developers through its partners,**

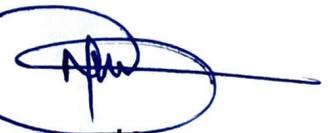
- 1) Mr. Deepak Balasaheb Raykar,
- 2) Mr. Santoshkumar Mahalingappa Padsalge,
- 3) Mrs. Seemantini Prashant Auti,
- 4) Mr. Vikas Shivaji Gaikwad,

4) The report reflecting the flow of the title of the land owner on the said land is annexed herewith.

Pune

Date: 02/10/2024



  
Advocate.



FORMAT-A

(CircularNo.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.



Sr.No.

1) List of documents perused:-

- a) 7/12 Extracts of Survey no. 270/2 in the name of present owners/holders.
- b) Copy Mutation Entries No. 3126, 5172, 5726, 5668, 9067, 9137, 9377 and of entry of registration of the names of owners on the 7/12 extract till the date.
- c) Copy of search report issued by Adv. Dhananjay Kate dated 27/12/2022.
- d) Copy of Sale deed bearing no. 9509/2021 dated 02/07/2021 registered in the office of SRO mulshi 2.
- e) Copy of Commencement certificate dated 06/07/2023 issued by PMRDA, Pune and Copy of NA assessment and order dated 28/06/2023 issued by Collector of Pune.
- f) Copy Mutation Entries No. 3704, 4970, 4971, 5452, 6193, 7877, 9136, and of entry of registration of the names of owners on the 7/12 extract till the date.
- g) Copy of Sale deed bearing no. 11227/2020 dated 14/10/2020 registered in the office of SRO Mulshi 2.
- h) Copy of Sale deed bearing no. 17287/2024 dated 11/07/2024 registered in the office of SRO Mulshi 1.

- 2) Adv. Dhananjay Kate, having address at- Shantideep complex, Railway station road, Vadgaon, Tal Maval, Dist - Pune 412106 have carried out a search and title investigation in respect of the said property bearing Survey no. 270/2 of village Bhugaon, Tal - Mulshi, Pune for the period of 30 years by search report dated 27/12/2022 and further I have taken Search of the said property for the period of next two years i.e. from 2022 to Dec. 2023 by report dated 19/12/2023 and also I have taken search of the property bearing Survey no. 271/11 of village Bhugaon, Tal - Mulshi, Pune for the period of 30 years i.e. from year 1994 - 2023 by search report dated 19/12/2023 and Further I have taken search of both these properties jointly for the further period from year 2023-2024 by search report dated 02/10/2024 and these search report/s are annexed herewith.

- 3) After narrating the facts in these above mentioned search reports, subject to the documents made available for my perusal and further subject to the Index II extract and registration record on IGR website and revenue Record office, **Ms. ARP Developers through its partners, 1) Mr. Deepak Balasaheb Raykar, 2) Mr. Santoshkumar Mahalingappa Padsalge, 3) Mrs. Seemantini Prashant Auti and 4) Mr. Vikas Shivaji Gaikwad,** (collectively owners of 40R.) are absolute Owner/s of the said property out of properties bearing **Survey No. 270/2 and Survey no. 271/11** within the local limits of Village **BHUGAON**, Tal Mulshi, Dist - Pune and having legal, Bonafide and marketable title of the said property, free of all or any encumbrance / s of whatsoever kind or nature and the owners/s have been legally acquired all the rights of the said property.
- 4) **Litigations if any – Nil.**

Pune

Date- 02/10/2024



  
NARENDRA M. JADHAV

ADVOCATE

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