



# SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.  
ADVOCATE & NOTARY  
(GOVT. OF INDIA)  
539/3084, Akshay Society,  
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Ref. No.

Date: 01/07/2025

FORMAT - A  
(Circular No 28/2021)

To,  
Maha RERA  
BKC Housefin Bhavan  
Plot No C-21, Near RBI, E Block  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400051

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey No. 195/1/2, 196/1 to 8, and Plot No 163 to the extent of area admeasuring **01 Hectare 26.89 Ares i.e. 12689.00 sq. mtrs.** (Note:- total land 14099.00 sq.mtrs out of which area admeasuring 1410.00 sq.mtrs. has been surrendered to PCMC against public utilities and amenities hence usable area is 12689.00 sq. mtrs.), situated at revenue village-Chinchwad, Taluka-Haveli, District-Pune 411033 on which M/s SAI NISARG LANDMARK LLP proposed to construct project 'SKY LUXE', (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s SAI NISARG LANDMARK LLP through its partner Mr. SUJIT V. PATIL and following documents i.e. :-

- 1) **Description of the property:** - All that piece and parcel of the Land bearing Survey No. 195/1/2, 196/1 to 8, Plot No 163 to the extent of area admeasuring **01 Hectare 26.89 Ares i.e. 12689.00 sq. mtrs.** (Khata No 11966) (Note:- total land 14099.00 sq.mtrs out of which area admeasuring 1410.00 sq.mtrs. has been surrendered to PCMC against public utilities and amenities hence usable area is 12689.00 sq. mtrs.), lying and being and situated at revenue village-Chinchwad, Taluka-Haveli, District-Pune within the limits of Pimpri-Chinchwad Municipal Corporation and also within the limits of Sub-Registrar Haveli, Pune and the said lands is BOUNDED BY AS UNDER

### ON OR TOWARDS -

EAST - By remaining land out of Plot No 163  
SOUTH - By 12 meters internal road and property of Mr. Khambe and Mr. Rohra  
WEST - By 9 mtrs road  
NORTH - By Railway Line

- 2) The documents of allotment of plot as under:-
  - a) **Photocopy of Sale Deed**, dated 15/06/2022 registered at Haveli no. 18 at serial no. 11035/2022
  - b) **Photocopy of Sale Deed**, dated 01/11/2010 registered at Haveli no. 17 at serial no. 12581/2010
  - c) **Photocopy of Partition Deed**, dated 21/08/2012 registered at Haveli no. 17 at serial no. 8493/2008
  - d) **Photocopy of Correction Deed**, dated 28/10/2015 registered at Haveli no. 18 at serial no. 8683/2015
  - e) **Photocopy of Reconstitution of M/s. Vaishnavi Associates** dated 23/08/2012
  - f) **Photocopy of 7/12 extract** in respect of the subject captioned property
  - g) **Photocopies of Extract of Mutation** entries as reflected on above 7/12 extracts.
  - h) **Photocopies of Public notice** Published News-paper "Prabhat" on dated 23/01/2022
  - i) **Photocopy of Zone extract** dated 29/03/2022
  - j) **Photocopy of Zone extract** dated 31/03/2022
  - k) **Photocopy of Demarcation** dated 14/02/2023
  - l) **Photocopy of Commencement Certificate** dated 28/03/2023

- m) **Photocopy of Sanctioned Plans** dated 28/03/2023  
 n) **Photocopy of revised Commencement Certificate** dated 05/09/2024  
 o) **Photocopy of Sanctioned Plans** dated 05/09/2024  
 p) **Photocopy of N.A. Order** dated 12/05/2023
- 3) 7/12 extract issued by online portal of Maharashtra Govt dated 05/06/2025, mutation entry no 17775
- 4) Search report for 30 years from 1995 to 2025
- 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 SAI NISARG LANDMARK LLP to the said land is clear, marketable and without any encumbrances.
- Owners of the land: - M/s SAI NISARG LANDMARK LLP through its partner Mr. SUJIT V. PATIL & OTHERS to the extent of area admeasuring 01 Hectare 26.89 Ares i.e. 12689.00 sq. mtrs. (Note: - total land 14099.00 sq.mtrs out of which area admeasuring 1410.00 sq.mtrs. has been surrendered to PCMC against public utilities and amenities hence usable area is 12689.00 sq. mtrs.) Out of Survey No. 195/1/2, 196/1 to 8, Plot No 163 situated at revenue village Chinchwad, Taluka - Haveli, District - Pune 411033
- 3/- The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure.  
 Date: - 01/07/2025

Advocate.

**SANJAY M. SAGAVEKAR**  
 B.A.L.L.B.

**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**

539/3084, Akshay Society, S. T. Nagar,  
 PIMPRI, PUNE - 411 018. M :- 9881376060



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## FLOW OF THE TITLE OF THE SAID LAND.

Ref. – That the promoters M/s SAI NISARG LANDMARK LLP through its partner Mr. SUJIT V. PATIL & OTHERS have proposed to construct a project by the name “SKY LUXE” on the Land bearing Survey No. 195/1/2, 196/1 to 8, Plot No 163-area admeasuring **01 Hectare 26.89 Ares i.e. 12689.00 sq. mtrs.** (Note: - total land 14099.00 sq.mtrs out of which area admeasuring 1410.00 sq.mtrs. has been surrendered to PCMC against public utilities and amenities hence usable area is 12689.00 sq. mtrs.) situated at village Chinchwad, Taluka - Haveli, District – Pune 411033

- 1) **Owner of the Project Land:** - M/s SAI NISARG LANDMARK LLP
- 2) **Partition deed:** – M/s. Vaishnavi Associates through its Partner Shri. Pawan Raghmal Wadhvani on one part and Shri. Vashdev Guranomal Rohara, Kanta Rajesh Ahuja and Shri. Chandar Guranomal Rohara on the other part has got parted the purchased property by executing registered Deed of Partition. The said Deed of Partition was registered in the office of Sub-Registrar Haveli No. 17 at sr. no. 8493/2012 on 22/08/2012.

**As per the said Deed of Partition following property came to the share of M/s. Vaishnavi Associates through its Partner Shri. Pawan Raghmal Wadhvani.**

**Residential Land** bearing Plot Nos. 1 to 18, Plot Nos. 20 to 29, Plot Nos. 33 to 41, Plot No. 122 to 128 and totally admeasuring about 1,63,234.00 Sq. Ft. or 15164.80 Sq.Mtrs., and property comprising of Industrial Land bearing Plot No. 163 admeasuring about 1,72,200.00 Sq. Ft. or 15997.77 Sq.Mtrs., carved out of Survey No. 195/1+2 + 196/1 to 8 & comprising of Sub-divided Plot Nos 1 to 10, 11(Part), 27(Part), 28 to 32, 37, 42(part), 43 to 48, 52 (Part), 53 to 62, 65 (Part), 66 to 82, 84 to 97, Open Space and part of road and all totally admeasuring about 3,35,434.00 sq. fts. i.e. 31,162.57 sq.mtrs. and situated at Revenue Village Chinchwad, Taluka: Haveli, District: Pune

- 3) **Mutation Entry No. 14610:** – The same entry was recorded into the revenue records of the said land vide mutation entry no 14610
- 4) **Sale deed:** - M/s. Vaishnavi Associates through its Partners Shri. Pawan Raghmal Wadhvani & Anita Pawan Wadhvani had sold the portion of land admeasuring 01 Hectare 29.83.75 Ares i.e. 12983.75 sq. mtrs. & Mr. Hari Nichaldas Jeswani had sold the portion of land admeasuring 00 Hectare 11.15.25 Ares i.e. 1115.25 sq. mtrs. totally admeasuring an area 01 Hectare 40.99 Ares i.e. 14099.00 sq. mtrs. out of Survey No. 195/1/2/196/1 to 8, Plot No 163, situated at revenue village-Chinchwad, Taluka-Haveli, District-Pune to M/s SAI NISARG LANDMARK LLP a registered Limited Liability Partnership (LLP) Firm, having its office at 195/1+2, Bharmputra Housing Society, Udyog nagarPune 411033, represented by its Partners Shri. Sujit Vasant Patil & Shri. Sajid Gulab Bagwan by registered sale deed dated 15/06/2022 which is registered under the serial no 11035/22 in the office of the Sub-Registrar Haveli No 18 Pune.
- 5) **Mutation Entry No. 17279:** – That according to the above said sale deed dated 15/06/2022 name of M/s SAI NISARG LANDMARK LLP represented by its Partners Shri. Sujit Vasant Patil & Shri. Sajid Gulab Bagwan has been recorded into the 7/12 extract of the said land filed vide mutation entry No 17279 and Khata No 11966 in respect of the land admeasuring 01 Hectare 40.99 Ares i.e. 14099.00 sq. mtrs.
- 6) **Possession deed:** - M/s SAI NISARG LANDMARK LLP, represented by its Partners Shri. Sujit Vasant Patil & Shri. Sajid Gulab Bagwan have handed over portion of land admeasuring 00 Hectare 14.10 Ares i.e. 1410.00 sq. mtrs. to and in favour of Pimpri Chinchwad Municipal Corporation as per the 4.8.11 of the UDCPR for public utility and amenities out of Survey No. 195/1/2, 196/1 to 8, Plot No 163, situated at revenue village-Chinchwad, Taluka-Haveli, District-Pune by registered possession deed dated 12/10/2023 which is duly registered under

the serial no 22685/23 in the office of the Sub-Registrar Haveli No 18 Pune on dated 06/11/2023.

- 7) Mutation Entry No. 17775: - That according to the above said possession deed dated 06/11/2023 name of Pimpri Chinchwad Municipal Corporation has been recorded into the 7/12 extract of the said land filed vide mutation entry No 17775 and Khata No 12241 in respect of the land admeasuring 00 Hectare 14.10 Ares i.e. 1410.00 sq. mtrs.

That according to the above said possession deed dated 06/11/2023 the area of M/s SAI NISARG LANDMARK LLP has been reduced area admeasuring 01 Hectare 26.89 Ares i.e. 12689.00 sq. mtrs. vide mutation entry No 17775.

- 8) Detailed flow of title has been mentioned in the Search & Title report for 30 years from 1995 to 2025 issued by Advocate Sanjay M. Sagavekar dated 01/07/2025.
- 9) Documents verified: -
- Photocopy of Village Form 7,7A and 12 of in respect of Survey No. 195/1/2/196/1 to 8, Plot No 163 situated at village Chinchwad, Taluka - Haveli, District - Pune 411033
  - Photocopy of Mutation Entry No 14610, 17279 & 17775 in respect of Survey No. 195/1/2/196/1 to 8, Plot No 163 situated at village Chinchwad, Taluka - Haveli, District - Pune 411033
  - Photocopy of Partition deed dated 22/08/2012 at Sub-Registrar Haveli No. 17 at serial No. 8493/2012.
  - Photocopy of Correction Deed, dated 28/10/2015 registered at Haveli no. 18 at serial no. 8683/2015
  - Photocopy of Sale Deed, dated 15/06/2022 registered at Haveli no. 18 at serial no. 11035/22
  - Photocopy of Possession Deed dated 06/11/2023 registered at Haveli no. 18 at serial no. 22685/23.
  - Photocopies of Extract of Mutation entries as reflected on above 7/12 extracts.

**Sr. No.**

- 7 /12 extract / P.R. Card as on date of application for registration.
- Mutation Entry No 17775
- Search report for 30 years from 1995 to 2025 Taken from online portal of Maharashtra Govt
- Any other relevant title. - Nil
- Litigations if any. - Nil

Date: 01/07/2025

Advocate.

**SANJAY M. SAGAVEKAR**  
B.A. LL. B.

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