

05.08.2025

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring about 00H20.5R, out of totally admeasuring about 00 H 60R i.e. 6000 square meters, situated Village Wagholi, Taluka Haveli, District, Pune.

At the instance of Mr. Vikrant Mohan Riswadkar, R/at: Aundh Pune 411007, I have investigated title of the land giving my search and title report in respect of, all that piece and parcel of the land admeasuring about 00H20.5R, out of totally admeasuring about 00 H 60R i.e. 6000 square meters, lying and being situated within the registration district Pune Sub-District Taluka Haveli, and within the limits of Pune Municipal Corporation, bearing its plot number 228 out of collector sanction lay out of, Gat number 1420/2 and bearing its old Gat number 2406, situated at Wagholi Pune 412207, I state that,

1. Examined the copies of documents and other revenue record produced before me by Mr. Vikrant Mohan Riswadkar, R/at: Aundh Pune 411007.
2. Taken the search for the period of 30 years in the office of Sub-Registrar, Haveli from the year 1996 to 2025.

Description of the Property:

All that piece and parcel of the land admeasuring about 00H20.5R, out of totally admeasuring about 00 H 60 R i.e. 6000 square meters, lying and being situated within the registration district Pune Sub-District Taluka Haveli, and within the limits of Pune Municipal Corporation, bearing its plot number 228 out of collector sanction lay out of Gat number 1420/2 and bearing its old Gat number 2406, situated at Wagholi Pune 412207 and the said property is bounded as under.

On or towards East : By open space Plot No. 7B.
On or towards West : By Land of Mohan Riswadkar.
On or towards South : By 9 meter Road
On or towards North : By old Alandi Road.

Perused the documents:

- 1) Copy of the latest 7/12 extract of the land
- 2) Copies of the Ferfar
- 3) Copy of the Sale Deed dated 31.12.2007, executed between Mr. Mohan Maruti Riswadkar and Mr. Vijaysinh Jaysinrao Jadhavro
- 4) Copy of the Deed of correction dated 04.03.2022, executed between Mr. Mohan Maruti Riswadkar and Mr. Vijaysinh Jaysinrao Jadhavro
- 5) Copy of Layout Plan and building permission issued by Collector dated 31.07.2007
- 6) Copy of the Gift Deed dated 06.05.2024, executed between Mr. Mohan Maruti Riswadkar and Mr. Vikrant Mohan Riswadkar.
- 7) Copy of the Power of Attorney dated 07.05.2024, executed between Mr. Mohan Maruti Riswadkar and Mr. Vikrant Mohan Riswadkar.

Flow of the Title of the said Land :

It appears that all that piece and parcel of the land admeasuring about 4477.78 square meters, out of the collector sanction layout + open space and Plot number 6B admeasuring about 611 square meters + area admeasuring about 519.48 square meters included in road from southern side and + area admeasuring about 391.73 square meters included in road from western side, thus totally admeasuring about 6000 square meters, bearing plot umber 228 out of collector sanction lay out of Gat number 1420/2 and bearing its old Gat number 2406, situated at Wagholi Pune 412207, was originally owned and possessed by Mr. Vijaysinh Jayasinhrao Jadhavrao and his name was recorded to the 7/12 extract of the said land by mutation entry number 1.

N.A. permission of the Land :

It appears that the owner of the land Mr. Vijaysinhrao Jaysinhrao Jadhavrao decided to use the said land for residential purpose and applied in the office of Hon'ble Collector, Pune and Hon'ble Collector Pune by its order dated 03.05.2005 vide its No. PMH/NA/SR/44/2005 granted the N.A. permission of the purpose of residential as well as commercial use of the land and also granted the building permission for the said owner.

Sanction lay-out of the entire land:

It appears that the said owner Mr. Vijaysinhrao Jaysinhrao Jadhavrao decided to make the lay-out plan of the said entire land admeasuring about 150146.00 square meters and by appointing an Architect prepared the lay-out plan and submitted the same in the office of Collector, Pune and the said office by its order dated 8.11.2006 vide its order No. PMH/NA/SR/480/2005 approved the said lay out plan and building plan and thereafter it was revised on 31.07.2007 vide its order NO. PMH/NA/SR/20/07 and also granted the construction permission for the said entire part of the land which is divided into various plots.

Transfer by way of Sale deed:

It further appears, the owner of the land Mr. Vijaysinhrao Jaysinhrao Jadhavrao after sanction of lay-out plan decided to sell the Plot No. 228 and by executing the registered Sale Deed on 31. 12.2007, sold transferred and conveyed the said Plot No. 228 admeasuring about 4477.78 square meters, plus open space, Plot No. 6B admeasuring about 611 square meter, thus total admeasuring about 5088.78 square meter, plus the area from the southern side included in the road 519.48 square meter, plus area from western side area included in road admeasuring about 391.73 square meter, thus, totally admeasuring about 6000 square meters out of the entire land to Mr. Mohan Maruti Riswadkar, for the total consideration agreed therein. The said sale deed is duly registered in the office of sub registrar Haveli 19 Pune at serial number 3145/2008 on 23.04.2008. Accordingly Mr. Mohan Maruti Riswadkar paid the entire amount of consideration to the owner of the land Mr. Vijaysinhrao Jaysinhrao Jadhavrao and he has handed over the peaceful

possession of the said plot to Mr. Mohan Maruti Riswadkar and thereby he has become the absolute owner of the said Land and his name is recorded to the 7 12 extract of the said land as a owner thereof. However in the sale deed dated 23.04.2008 the entire area of the land i.e. 6000 square meters was not mentioned in the schedule of the property.

Execution of Correction Deed:

It further appears there was mistake in the original Sale deed dated 23.04.2008 in respect of area of the land. The area of the land wrongly mentioned as 5088.78 square meters in the schedule of property and the remaining area of 911.21 square meters was not included in the schedule of the property, though the same was sold out to Mr. Mohan Maruti Riswadkar and hence the parties to the Sale Deed dated 23.04.2008, registered in the office of sub registrar Haveli 19 Pune at serial number 3145/2008, Mr. Mohan Maruti Riswadkar and Mr. Vijaysinhrao Jaysinhrao Jadhavrao by executing the registered Deed of Correction on 11.03.2022, corrected the said mistake and mentioned the correct area of the land as 6000 square meters. The said deed of correction is duly registered in the office of sub Registrar Haveli No. 8 Pune at Sr. No. 2209/2022 and thereby the said mistake was fully corrected and the name of Mr. Mohan Maruti Riswadkar is recorded to the 7 12 extract of the said land as a owner thereof by mutation entry No. 17874 and thereby he has become the absolute owner of the said Land and accordingly he was entitled to make the construction on the said land and to deal with the said land and to transfer the said land.

Further transfer by way of Gift Deed:

It appears that the owner of the land Mr. Mohan Maruti Riswadkar by executing the registered Gift Deed on 06.05.2024, transferred the land admeasuring about 00 H 20.5 R out of the total land 00 H 60 R i.e. 6000 square meters, bearing its Gat No. 1420/2 situated at Village Wagholi, Taluka Haveli, Dist. Pune to his son Mr. Vikrant Mohan Riswadkar without any consideration and towards the love and affection unto him. The said Gift Deed is duly registered in the office of Sub-Registrar, Haveli No. 7, Pune at Serial No. 9320/2024 and by virtue of the said Gift Deed the name of Mr. Vikrant Mohan

Riswadkar has been recorded to the 7/12 extract of the said land as owner thereof by Mutation Entry No. 20789 and owner Mr. Mohan Maruti Riswadkar also executed the registered Power of Attorney in favour of Mr. Vikrant Riswadkar in addition to the said gift deed. The said Power of Attorney is also duly registered in the office of Sub-Registrar, Haveli No. 7, Pune at Serial No. 4/9472/2024 and thereby Mr. Vikrant Mohan Riswadkar has become has become absolute owner of the land admeasuring 00 H 20.5 R and legally entitled to develop the said land and to construct the building thereon.

Search :

My assistant Advocate Mr. Sham Galande has taken the search of the said land on behalf of me for last 30 years vide GRN Receipt No. MH006863337202425U & MH005154432202526U and has paid the necessary fees in the office of Sub Registrar Haveli No. 1 Pune on 16.08.2024 and 08.07.2025 respectively in the office of Sub-Registrar Haveli No.1 Pune and has not come across any entry evidencing an encumbrance on the said land subject to availability of record of registers and the computerized entries because due to server problem of registration offices the entire record is not traceable and therefore the same is taken on the basis of available record.

On the basis of search and on the basis of documents produce before me and upon the information given to me and subject the observation mentioned above, I state that,

The land admeasuring about 00 H 20.5 R out of the total land 60 R i.e. 6000 square meters, bearing Gat No. 1420/2 and old Gat No. 2406, situated at village Wagholi, Pune is owned and possessed by Mr. Vikrant Mohan Riswadkar and his name is recorded to the 7/12 extract of the said land as owner thereof by mutation entry No. 20789 and Mr. Vikrant Mohan Riswadkar has clean, clear and marketable title and there is no encumbrances found on the said land subject to the observation made herein above.

डॉ. राजेंद्र चिटनीस
बी. कॉम. एलएल. बी.
बी/४, रहिवा मजला, "अंजनी"
राजशि साहू बॅकेसमोर,
गुरुवार पेठ, शिवाजी रोड, पुणे २
फोन- २४४५५२९०, २४४५५२६६


(RAJENDRA CHITNIS)
ADVOCATE

CHALLAN
MTR Form Number-6



06863337202425U		BARCODE 		Date 16/08/2024-18:01:48	Form ID
Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Sham Galande
Location PUNE			Flat/Block No.		Gut No. 1420 Hissa No. 2
Year 2024-2025 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		Wagholi
0030072201 SEARCH FEE		750.00	Area/Locality		00H60R
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Search for the period of 30 years from 1995 to 2024		
			Amount In		Seven Hundred Fifty Rupees Only
Total		750.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572024081658220 CPAECTTYM9
Cheque/DD No.			Bank Date	RBI Date	16/08/2024-18:24:03 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9423358924

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

CHALLAN
MTR Form Number-6



MH005154432202526U		BARCODE		Date 08/07/2025-21:12:54	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee		TAX ID / TAN (If Any)			
Type of Payment Other Items		PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Sham Galande	
Location PUNE		Flat/Block No.		Gut No 1420 Plot No 228	
Year 2025-2026 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		100.00		Wagholi Pune	
				Area/Locallty	
				20.5R	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				Search for the period of 4 Years from 2022 to 2025	
				Amount In	
				One Hundred Rupees Only	
Total		100.00		Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572025070804801 CPAFITKEH4
Cheque/DD No.			Bank Date	RBI Date	08/07/2025-21:24:14 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

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OFFICE : 537, Anjanisut, Shukrawar Peth, Shivaji Road,
Opp. Rajarshi Shahu Sah. Bank Ltd. Pune 2.
OFFICE HOURS : 10 to 11 A.M. and 6 TO 8 P.M.

Date : 05.08.2025

Flow of the Title of the said Land

Sr. No.

- 1) 7/12 extract of Plot No. 228 out of collector sanction lay out of, bearing Gat number 1420/2 and bearing its old Gat number 2406 land admeasuring about 00H20.5R, out of totally admeasuring about 00 H 60R i.e. 6000 square meters, situated Village Wagholi, Taluka Haveli, District, Pune.
- 2) Mutation Entry No. 17874, 20789
Index II of registered in the office of Sub-Registrar, Haveli No. 7, Pune at Serial No. 9320/2024.
- 3) Search report for 30 years from 1996 to 2025 in the office of Sub-Registrar, Haveli from the year.
- 4) Any other relevant title : No
- 5) Litigation: No.

Date : 5.08.2025


(RAJENDRA CHITNIS)
ADVOCATE

डॉ. राजेंद्र चिटणीस

बी. कॉम. एल.एल. बी.
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शुक्रवार पेठ, शिवाजी रोड, पुणे :
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