

**FORMAT A**  
**(Circular No. 28/2021)**

**Date : 10/10/2025**

**To,**  
**MahaRERA**

**LEGAL TITLE REPORT**

**Subject :** Title clearance certificate with respect to land admeasuring 3,732 sq mtrs (37.32 R) from total land admeasuring 4 H 94 R bearing Gat No. 566, Wagholi.

Hereinafter referred to as Said Land/ Plots.

{1} I have investigated the title of the said Plots on the request of M/s Yashodha Reality the following documents.

**1) Description of the Property :**

All that piece and parcel of land admeasuring 3,732 sq mtrs (37.32 R) from total land admeasuring 4 H 94 R Gat No. 566 (Survey No. 77/1), situated at Village Wagholi, Taluka Haveli District Pune, within local limit of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and bounded as follows:-

On or towards :

North : Balance land from Gat No. 566 and Road  
East : Gat No. 568  
South : Road  
West : Road

**2) The Documents of allotment of Said Land/ Plots :**

- a. 7/12 extract of Survey No. 77/1 from 1930 to 1974
- b. Development Agreement dated 10/06/2015 registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 6997/2015

- c. Power of Attorney dated 10/06/2015 registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 6998/2015
- d. Cancellation Deed dated 26/02/2024, registered in the Office of Sub-Registrar Haveli No. IV at Sr. No. 4689/2024 and 4690/2024
- e. Mortgage Deed dated 20/11/2014, registered in the Office of Sub-Registrar Bhor at Sr. No. 4586/2014
- f. Mortgage Deed dated 28/07/2015, registered in the Office of Sub-Registrar Bhor at Sr. No. 2622/2015
- g. Reconveyance Deed dated 28/03/2024 registered in the Office of Sub-Registrar Haveli No. IV at Sr. No. 8107/2024
- h. Order of Civil Court below Exh 1 in Spl. C. S. No. 933/2023
- i. Letter dated 22/07/2024, by office of Deputy SLR, Haveli
- j. Letter by Adv. Prasad Jagdale dated 06/03/2025 that objection has not been received to the Public Notice
- k. Order of Tahsildar, Apar Loni Kalbhor dated 06/03/2025 bearing No. Watan/KaVi/79/2024
- l. Sale Deeds dated 12/03/2025, registered in the Office of Sub-Registrar Haveli No. XV at Sr. Nos. 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862 of 2025
- m. Commencement Certificate dated 06/10/2025 bearing Building Permit No. 1536696
- n. Government GR dated 23/05/2023 bearing No. NAP-2022/Pra.No. 103/J-1A

### **3) Following 7/12 and Property Card Extracts and Mutation Entries**

- a. 7/12 extract of Gat No. 566 from 1974 to 1991, 1991 to 2006, 2006 to 2016, 2016 to 2025
- b. Mutation Entry Nos. 4608, 4327, 7200, 7371, 7442 of Survey
- c. Mutation Entry Nos. 1, 107, 978, 1144, 6624 of Gat before Wadi Vibhajan
- d. Mutation Entry Nos. 268, 583, 2933, 5266, 10257, 12563, 13408, 19070, 20257, 22129, 22150, 22154, 22155, 22157, 22158, 22159, 22160, 22218, 22219, 22220, 22221, 22320, 22424, 22425 of Gat after Wadi Vibhajan

4) Search Report for 30 years from 1996 till 10/10/2025

{2} On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Land, I am of the opinion that, the title of M/s Yashodha Reality through its Partners Mr. Natraj Shamrao Satav, Mr. Rahul Kailas Satav, Mr. Rajesh Mahadev Chilhate, Shashikant Rohidas Satav is clean, clear, marketable and without any encumbrances (If any encumbrances please mention in separate sheet)

Owners of Said Land :

- (1) M/s Yashodha Reality through its Partners Mr. Natraj Shamrao Satav, Mr. Rahul Kailas Satav, Mr. Rajesh Mahadev Chilhate, Shashikant Rohidas Satav
- (2) **Qualifying comments/ Remarks if Any** : - Owner is in possession of Said Plots from date of Purchase, i.e. 12/03/2025

{3} The Report reflecting the flow of title of the owners and the rights of the developer on the said Land is enclosed herewith as an Annexure.

Date : 10/10/2025

**FOR SUDHARMAN LAW LLP,**



**Adv. Prasad Arunrao Jagdale**

**Partner**

**Encl : Annexure**

**FORMAT A**

**(Circular No. 28/2021)**

**Date : 10/10/2025**

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

1. It is seen from 7/12 extract of Survey No. 77/1 admeasuring 12 Acres 8 Gunthe that the same was recorded in the name of Mr. Amrutrao Sambhajirao and he held the same as Inam Class VI Patil Watanadar.
2. It is seen from Mutation Entry No. 4608 dated 09/12/1950 that Mr. Amrutrao Sambhajirao Jadhavrao partitioned various properties recorded in his name and accordingly land at Survey No. 77/1 came to the share of his son Mr. Jaysinghrao Amrutrao Jadhavarao.
3. It is seen from Mutation Entry No. 4327 dated 10/08/1948 that name of Laxman Ganpati Satav was recorded as Tenant. However, since he was cultivating the land, his name was bracketed vide Mutation Entry No. 6381 dated 28/09/1958.
4. It is seen from Mutation Entry No. 7200 that area of Survey No. 77/1 was recorded to be 4 H 94 R instead of 12 Acres 8 Gunthe.
5. It is seen from Mutation Entry No. 7371 dated 13/12/1970 that owner Mr. Jaysinghrao Jadhavrao did not pay the Occupancy price in respect of Survey No. 77/1 within prescribed time, i.e. on or before 31/07/1969 payable as per the provisions of Mahaashtra Revenue Patel Inam Abolition Act, 1961 and hence his name was bracketed and name of Sarkari Akari Pad was recorded on 7/12 extract. Mutation Entry abolishing Watan and making the land assessable to land revenue is not provided to us nor such any entry is referred / seen on 7/12 extract of relevant period.
6. It is seen from Mutation Entry No. 7442 dated 12/07/1971, certified on 16//10/1971 that by an Order dated 13/05/1971, Tahsildar Haveli

ordered to regrant land at Survey No. 77/1 in the name of Mr. Jaysinghrao Jadhavrao on New Tenure subject to he making payment as mentioned paid required amounts under Watan Abolition Act. Effect of said Mutation Entry is however not seen on 7/12 extract.

7. It is observed that as per Consolidation Scheme implemented at Village Wagholi, land at Survey No. 77/1 was given Gat No. 566. By letter dated 22/07/2024, office of Deputy SLR, Haveli has stated that Consolidation Scheme cannot be given as the same is in torn condition.
8. It is seen that by Mutation Entry No. 107 of the year 1976 encumbrance of Bunding Tagai of Rs. 676.77 was recorded in other rights column. Said encumbrance need to be repaid and bracketed from other rights column.
9. It is seen from Mutation Entry No. 978 dated 15/01/1985 that Mr. Jaysinghrao Jadhavrao paid required amounts to Government on 03/09/1984 and accordingly by an Order dated 11/12/1984 by Collector read with Order of Tahsildar, Haveli dated 26/12/1984, Said Land was regranted on New Tenure to him.
10. It is seen from Mutation Entry No. 1144 dated 22/02/1986 that Mr. Jaysinghrao Jadhavrao expired on 28/01/1986 and he was survived by heirs namely Vijaysingh Jaysinghrao Jadhavrao being son, Premlaa Ajitrao Nibalkar and Mrunalii Rajendra Ghatage being daughters and widow Indumati Jaysinghrao Jadhavrao and name only of Indumati was recorded as others released their share and gave affidavit to that effect.
11. It is seen from Mutation Entry No. 6624 dated 08/07/1998 that encumbrance of Bank of Maharashtra recorded in other rights column vide Mutation Entry No. 3795 was bracketed as the same was repaid.
12. It is seen from Mutation Entry No. 268 dated 09/06/2002 and Mutation Entry No. 583 dated 06/02/2003 that as per Order of Tahsildar dated 02/01/2002 bearing No. TaHaV/Kavi/76/2000 land at Gat No. 566 was regranted on Old Tenure.

13. It is seen from Mutation Entry No. 10257 dated 20/12/2023 that Indumati Jaysinghrao Jadhavrao expired on 21/08/2010 and names of his heirs namely Vijaysingh Jaysinghrao Jadhavrao being son, Premlaa Ajitrao Nibalkar and Mrunalii Rajendra Ghatage being daughters were recorded on 7/12 extract.
14. It is seen from Mutation Entry No. 19070 dated 25/03/2023 that Vijaysinghrao Jaysinghrao Jadhavrao expired on 13/02/2023 and names of his heirs namely Kunal and Abhishek Vijaysingh Jadhavrao being sons and widow Smt. Rajashri Vijasingh Jadhavrao were recorded on 7/12 extract.
15. It is seen from Mutation Entry No. 13408 dated 27/11/2018 that Premlata Ajitrao Nimbalkar expired on 05/05/2018 and by Will dated 28/08/2014 registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 6252/2014, she bequeathed her entire share in Said Land to her husband Mr. Ajitrao Nimbalkar and accordingly his name was recorded on 7/12 extract.
16. It is seen from Mutation Entry No. 2933 dated 23/04/2007 that name of MIDC was recorded in other rights column. The same however was bracketed vide Mutation Entry No. 5266 dated 02/01/2010.
17. It is seen that Mr. Sangram Narsingrao Jadhavrao and other claimed ownership share in Said Land and filed Special Civil Suit No. 933/2023. The same has been withdrawn unconditionally by Plaintiffs vide Purshis at Exhibit 35 and Order has been passed by Court on 10/07/2024.
18. It is seen that Mr. Ajitrao Nimbalkar and others granted Development Right in respect of Said Land in favour of Paranjape Schemes (Construction) Ltd. vide Development Agreement dated 10/06/2015 registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 6997/2015 and Power of Attorney of even date registered at Sr. No. 6998/2015.

19. It is seen that aforementioned Development Agreement and Power of Attorney have been cancelled vide Cancellation Deed dated 26/02/2024, registered in the Office of Sub-Registrar Haveli No. IV at Sr. No. 4689/2024 and 4690/2024 respectively.
20. It is seen that Paranjape Schemes (Construction) Ltd. had mortgaged Said Land vide Mortgage Deed dated 20/11/2014, registered in the Office of Sub-Registrar Bhor at Sr. No. 4586/2014 and Mortgage Deed dated 28/07/2015, registered in the Office of Sub-Registrar Bhor at Sr. No. 2622/2015 in favour of ILFS Trust Company Ltd. It is further seen that Reconveyance Deed of aforementioned Mortgage Deeds has been executed by said Mortgagee on 28/03/2024 and the same has been registered in the Office of Sub-Registrar Haveli No. IV at Sr. No. 8107/2024.
21. It is seen from Mutation Entry No. 12563 dated 31/05/2017 that some clerical errors in computerised 7/12 extract were corrected.
22. We had also issued Public Notice in respect of Said Land on 06/09/2024 read with Notice dated 07/09/2024 and we have not received any oral or written objection to the same till date.
23. It is seen from Order of Tahsildar, Apar Loni Kalbhor dated 06/03/2025 bearing No. Watan/KaVi/79/2024 that an amount equal to 50% of the Ready Reckoner Rate of Said Land has been paid by owners of Said Land to Government for and towards conversion of Said Land to Free Hold/ Class I Occupancy and effect thereof has been given on 7/12 extract vide Mutation Entry No. 22129 dated 11/03/2025.
24. By Sale Deed dated 12/03/2025, registered in the Office of Sub-Registrar Haveli No. XV at Sr. No. 5857/2025, Kunal Vijaysingh Jadhavrao, Abhishek Vijaysingh Jadhavrao, Smt. Rajashri Viyasingh Jadhavrao, Ajitrao Nimbalkar and Mrunalii Rajendra Ghatage sold Said Land, i.e. an area admeasuring 37.32 R from Gat No. 566 to M/s Yashodha Reality through its Partners Mr. Natraj Shamrao Satav, Mr. Rahul Kailas Satav, Mr. Rajesh Mahadev Chilhate, Shashikant Rohidas

Satav and its name has been recorded on 7/12 extract vide Mutation Entry No. 22220.

25. It is seen that Mr. Balasaheb Satav and others filed an Application U/s 5 of Mamlatdar's Court Act, 1906 bearing No. Road/MCA/5(2)/S/10/2025 claiming that there exists road which they have been using as an access for land at Gat No. 242, 243. It is observed that Say has been filed on behalf of previous Owner Mr. Kunal Jadhavrao denying existence of any access road through Gat No. 566.
26. It is further seen that said Balasaheb Satav also objected Mutation Entry Nos. 22220 on the basis of aforementioned pending case U/s 5 of Mamlatdar Courts Act. It is seen that Circle Officer by an Order dated 05/05/2025 in Complain Case No. SR/55/2025 has rejected the Objection and has certified said Mutation.
27. Mutation Entry 6181, 7200 of Survey, Mutation Entry 3795 of Gat before Wadi Vibhajan and Mutation Entry No. 2966 after Wadi Vibhajan is not provided for our perusal and this report is issued subject to the same.
28. It is seen that PMRDA has approved and granted Building Permission of multistoried building of Said Land vide Building Permit No. 1536696 dated 06/10/2025. As per Government GR dated 23/05/2023 bearing No. NAP-2022/Pra.No. 103/J-1A while obtaining Building Permission, NA Order / Permission / Assessment is not required in vide of Section 42A, 42B, 42C and 42D of Maharashtra Land Revenue Code, 1966.
29. Search for the years 1996 to 2025 was conducted in the Office of Sub-Registrar Haveli and on website [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) and also in the Office of Sub-Registrar Haveli of available records. Many times, Computer Search does not show all the relevant documents. Subject to it, search is complete. Necessary fees have been paid.
30. On the basis of search and the documents produced before us and documents inspected, as on date and subject to what is stated above, WE CERTIFY that Said Land is owned by M/s Yashodha Reality

through its Partners Mr. Natraj Shamrao Satav, Mr. Rahul Kailas Satav,  
Mr. Rajesh Mahadev Chilhate, Shashikant Rohidas Satav.

31. Any other relevant title: No.

32. Litigations if any : Nil

For Sudharman Law LLP,



Adv. Prasad Arunrao Jagdale, Partner



CHALLAN  
MTR Form Number-6



GRN	MH010030957202526U	BARCODE			Date	10/10/2025-13:10:35		Form ID	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Sudharman Law LLP				
Location	PUNE			Flat/Block No.					
Year	2025-2026 One Time			Premises/Building					
Account Head Details		Amount In Rs.		Road/Street					
0030072201 SEARCH FEE		750.00		Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				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.	00040572025101046321		CPAFSZVMU7	
Cheque/DD No.				Bank Date	RBI Date	10/10/2025-13:24:11		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 : 207486975

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