



**KISHOR N. PATIL**

Mobile : 9860254785  
Off.: 020-65119008

B.Sc., LL.B.

**ADVOCATE**

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,  
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply  
Regd. A.D. / U.C.P.

**FORMAT-A**

To,

**MahaRERA**

### **LEGAL TITLE REPORT**

Subject: Title clearance certificate with respect to all the piece and parcel of the property bearing Survey No. 64/2/1, total area admeasuring 00 H 39 R + Potkharaba 00 H 01.50 R i.e. 00 H 40.50 R i.e. 4050 Sq. Mts, assessed at Rs. 01.87 Paise, situated at village Tathawade, Taluka-Mulshi, District-Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as the said property).

I have investigated the title of the said property on the request of **M/s. TULIP REALTY** through its Partners Anand Balasaheb Sathe, Sambhaji Haribhau Barne and others having Office at: Office No 16, First Floor, Plot No LC 1/1, Sector No 32A, La Casita, DY Patil Collage Road, Opposite State Bank of India, Ravet PCNTDA, Pimpri Chinchwad, Pune, Maharashtra, 411033, and following documents :-

#### **1. Description of the property:**

All the piece and parcel of the property bearing Survey No. 64/2/1, total area admeasuring 00 H 39 R+ Potkharaba 00 H 01.50 R i.e. 00 H 40.50 R i.e. 4050 Sq. Mts, assessed at Rs. 01.87 Paise, situated at village Tathawade, Taluka- Mulshi, District-Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as under:

On or Towards East : By 18 mtrs, wide D.P. Road.

On or Towards West : By property of Bhiku Narayan Navale.

On or Towards North : By property of Madhukar Kamble out of Survey No. 64/2/2.

On or Towards South : By property of Jayshree Sonawane out of Survey No. 64/3.

#### **2. Documents of Allotment of property:**

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreement.
4. Copy of Power of Attorney.
5. Copy of Demarcation certificate.

3. 7/12 extracts/Property Card issued by Talathi Office, vide Mutation Entries No. 102, 142, 793, 1046, 1051, 1095, 1081, 1214, 2149, 2588, 3273, 3873, 4798, 5943, 6341, 7522 and 7564.

4. Search report for 30 years from 1995 till 2025.

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 title of property of: Hemant Laxman Nikalje, Nitin Laxman Nikalje, Sachin Laxman Nikalje, Sanjeevani Laxman Nikalje, Sudha Mohan Nikalje, Nyana Mohan Nikalje Alias Nyana Deepak Ubale, Archana Mohan Nikalje Alias Archana Kundan Kambale, Amit Mohan Nikalje, Sunita Mohan Nikalje Alias Sunita Prashant Kadam, Ravindra Tulsiram Nikalje, Lalit Ramesh Nikalje, Lalita Ramesh Nikalje, Supriya Sachin Agle, Sumit Ramesh Nikalje, Premnath Bhagwan Kamble, Maya Tulve, Shashikala Kondibhau Thorat, Kundan Bhagwan Kamble, Ajay Kashinath Dolas, Sandhya Kashinath Dolas Alias Sandhya Anil chabukvar, Vaishali Pitambar Dolas and Sanjay Kashinath Dolas; is clean, clear, marketable and without any encumbrances.

**5. Owner of the Property :**

<p>Hemant Laxman Nikalje, Nitin Laxman Nikalje, Sachin Laxman Nikalje, Sanjeevani Laxman Nikalje, Sudha Mohan Nikalje, Nyana Mohan Nikalje Alias Nyana Deepak Ubale, Archana Mohan Nikalje Alias Archana Kundan Kambale, Amit Mohan Nikalje, Sunita Mohan Nikalje Alias Sunita Prashant Kadam, Ravindra Tulsiram Nikalje, Lalit Ramesh Nikalje, Lalita Ramesh Nikalje, Supriya Sachin Agle, Sumit Ramesh Nikalje, Premnath Bhagwan Kamble, Maya Kailas Tulve, Shashikala Kondibhau Thorat, kundun Bhagwan kamble, Ajay Kashinath Dolas, Sandhya Kashinath Dolas, Vaishali Pitambar Dolas, Sanjay Kashinath Dolas.</p>	<p>Survey No. 64/2/1 admeasuring 00 H 39 R+ Potkharaba 00 H 01.50 Rie. total area admeasuring area admeasuring 00 H 40.50 R i.e. 4050 Sq. Mts situated at of village Tathawade, Taluka-Haveli, District-Pune.</p>
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1. As per **Development Agreement 5812/2024** Dated 12/03/2024 Manju Ajay Dolas, Angha Ajay Dolas, Rutuja Ajay Dolas, Somneel Pitambar Kadale, these are the **Legal Heirs/Confirming parties** and the Legal Heirs/consenting/confirming parties are **not entitled to receive any area share**.

2. As per **Development Agreement 5808/2024** Dated 12/03/2024 Mangle Premnath Kamble, Mayur Premnath Kamble, Atish Premnath Kamble, Vinit Kalish Tulve, Ashwini Nilesh Gaikwad, Jyosna Pratap Sonawane, Yogini Kondibhau Thorat, Ragini Sandeep Kable, Kundan Bhagwan Kamble, Anshul Kundan Kable these are **Legal Heirs/Confirming parties** and the Legal Heirs/consenting/confirming parties are **not entitled to receive any area share**.

3. As per **Development Agreement 28381/2023** Dated 28/12/2023 Varsha Hemant Nikalje, Harshal Rohan Nikalje, Rutuja Hemant Nikalje, Rohini Hemant Nikalje, Rohit Nitin Nikalje, Rohini Nitin Nikalje, Shruti Nitin Nikalje, Ketan Nitin Nikalje, Supriya Sachin Nikalje, Sidharth Sachin Nikalje, Sambhavi Sachin Nikalje, Sanjeevani Laxman Nikalje, Salini Ravindra Nikalje, Shruti Mohan Nikalje, Priti Amit Nikalje, Sharyu Amit Nikalje, Gargi Amit Nikalje, Swati Lalit Nikalje, Sanvi Lalit Nikalje, Ritiwij Lalit Nikalje, Samiksha Lalit Nikalje, Yogita Sumit Nikalje these are **Legal Heirs/Confirming parties** and the Legal Heirs/consenting/confirming parties are **not entitled to receive any area share**.

The report reflecting the flow of the title of above owners on the said property is enclosed herewith as annexure.

That **M/s. Tulip Realty** through its Partners **Anand Balasaheb Sathe, Sambhaji Haribhau Barne and others** have got exclusive development rights in respect of property bearing Survey No. 64/2/1 area admeasuring 00 H 40.50 R i.e. 4050 Sq. Mts with powers to dispose off the same vide Development Agreements dated 28/12/2023 and 12/03/2024.

Encl: Annexure.

Date: 05/08/2025.



*Kesh*  
Advocate  
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

**KISHOR NARHARRAO PATIL**  
**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**  
Off. : C/o. Adv. Rajesh Jadhav, "JANHAVI",  
1st Floor, Near Kalewadi-Pimpri Bridge,  
Kalewadi, Pimpri, Pune-411 017.



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

To,

MahaRERA

**FLOW OF TITLE OF THE SAID PROPERTY**

1. All the piece and parcel of the property bearing **Survey No. 64/2/1, total area admeasuring 00 H 39 R + Potkharaba 00 H 01.50 R. i.e. 00 H 4050 Sq. Mts, assessed at Rs. 01.87 Paise**, situated at village Tathawade, Taluka Mulshi, District-Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as the said property).

I have investigated the title of the said property on the request of **M/S. TULIP REALTY** through its Partners Anand Balasaheb Sathe and Sambhaji Haribhau Barne having Office at: **Office No 16, First Floor, Plot No LC 1/1, Sector No 32A, La Casita, DY Patil Collage Road, Opposite State Bank of India, Ravet PCNTDA, Pimpri Chinchwad, Pune, Maharashtra, 411033**, and following documents i.e.

2. 7/12 extracts/P.R. Card as on date of application for registration.

3. Mutation Entries No. 102, 142, 793, 1046, 1051, 1095, 1081, 1214, 2149, 2588, 3273, 3873, 4798, 5943, 6341, 7522 and 7564.

4. Search report for 30 years from 1995 till 2025 taken from Sub-Registrar office at Haveli, Pune.

5. Any other relevant title: No

6. Litigations if any: Nil

Date: 05/08/2025.



*Kesh*  
Advocate  
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

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