

Namita Paliwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Survey No. 42A/7 admeasuring about 01H 45R i.e. 14500 sq. mtr. total admeasuring about 1H 85R, at Village Kiwale, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the **said land**)

I have investigated the title of the said land on the request of M/s. Polaris Developers and following documents:

1. Description of the property:

All that piece and parcel land admeasuring about 01H 45R i.e. 14500 sq. mtr. out of Survey No. 42A/7 total admeasuring about 1H 85R, at Village Kiwale, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East	: By 15 mtr. road (Vikas Nagar – Dehuroad Road)
On or towards South	: By property of Survey No. 41
On or towards West	: By remaining property of same Survey No.42A/7
On or towards North	: By Sonigara Pearl Society

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

2. Documents of Allotment of Plot:

- 2.1 7/12 Extract and following Mutation Entries mentioned thereon.
- 2.2 Release Deed Without Consideration dated 04.02.2008, which is duly registered in the office of Sub Registrar Haveli No.15, at Serial No. 1753/2008 on 04.03.2008 by Mrs. Anjanabai Tukaram Bharane in favour of Mr. Ramdas Sahadu Dangat.
- 2.3 Release Deed dated 05.05.2018, which is duly registered in the office of Sub Registrar Haveli No.17, at Serial No. 6219/2018 by Mrs. Chandrabhaga alias Sharada Gajanan Khandagle in favour of Mr. Chandrakant Sahadu Dangat.
- 2.4 Release Deed dated 07.06.2018, which is duly registered in the office of Sub Registrar Haveli No. 17, at serial No. 7813/2018 by Mr. Chandrakant Sahadu Dangat and others in favour of Mr. Laxman Sahadu Dangat and Mr. Suresh Sahadu Dangat.
- 2.5 Release Deed dated 31.05.2022, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 9763/2022 by Mrs. Sushma Maruti Bhalekar and others in favour of Mr. Suresh Sahadu Dangat.
- 2.6 Development Agreement dated 12.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13141/2024 by Mr. Ramdas Sahadu Dangat, and others in favour of M/s. Polaris Developers.

- 2.7 Power of Attorney dated 12.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13142/2024 by Mr. Ramdas Sahadu Dangat, and others in favour of M/s. Polaris Developers.
- 2.8 Letter dated 03.05.2023, issued by Bank of India pertaining to Mr. Ramdas Sahadu Dangat.
- 2.9 Letter dated 04.05.2023, issued by Bank of India pertaining to Mr. Chandrakant Sahadu Dangat.
- 2.10 Order dated 27.03.2023, bearing no. HANO/155/SR/92/2023, issued by Additional Tahsildar Pimpri Chinchwad.
- 2.11 Order dated 27.03.2024, bearing no. HAKKA/85 VATAP/06/2023, issued by Additional Tahsildar Pimpri Chinchwad Taluka Haveli.
- 2.12 Release Deed dated 03.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 14137/2024 by Smt. Kalindi Laxman Dangat and Mrs. Manjusha Rajendra Ranawade in favour of Mr. Rajesh Laxman Dangat.
- 2.13 Possession Receipt dated 13.03.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5297/2025 by Mr. Ramdas Sahadu Dangat and others through power of Attorney holder M/s. Polaris Developers in favour of Pimpri Chinchwad Municipal Corporation.
- 2.14 Commencement Certificate dated 17.10.2025 bearing no. BP/KIWALE/93/2025, issued by Pimpri Chinchwad Municipal Corporation.
- 2.15 NA Order dated 15.10.2025 in case no. JAMEEN/NA/SR/396/2025, issued by Additional Tahsildar Pimpri Chinchwad, Taluka Haveli Pune.
- 3. 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 M/s. Polaris Developers acquired development rights of the said land and the title of said land is clear, marketable and without any encumbrances.

4. Owners of the Land:

The said land i.e. 01H 45R i.e. 14500 sq. mtr. is owned by Mr. Ramdas Sahadu Dangat, Mr. Suresh Sahadu Dangat, Mr. Rajesh Laxman Dangat, Mr. Sanjay Laxman Dangat, Smt. Kalindi Laxman Dangat, Mrs. Manjusha Rajendra Ranawade, Mr. Yash Rohidas Dangat, Mr. Raj Rohidas Dangat, Master Harshwardhan Yogesh Dangat, Mr. Dattatray Suresh Dangat, Mr. Sukhdev Suresh Dangat, Mr. Nilesh Suresh Dangat, Mrs. Manisha Rajesh Dangat, Mr. Siddhesh Rajesh Dangat, Miss. Siddhi Rajesh Dangat, Mr. Sujan Sanjay Dangat and Smt. Kamal Chandrakant Dangat.

- 5. The report reflecting the flow of the title of the M/s. Polaris Developers to the said land is enclosed herewith as annexure.

Date: 06.12.2025

Namita Paliwal
Digitally signed
by Namita Paliwal
Date: 2025.12.06
14:55:24 +05'30'

NAMITA PALIWAL
Advocate



Namita Paliwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Survey No. 42A/7 admeasuring about 04Acre 23Guntha belonged to Mrs. Najabai Meherbanji Irani prior the year 1955.
- 1.2 That thereafter the said Mrs. Najabai Meherbanji Irani sold land at Survey No. 42A/7 to Mr. Sahadu Bala Dangat vide Sale Deed dated 23.01.1961. In furtherance of the same name of Mr. Sahadu Bala Dangat was mutated on the 7/12 extract vide **Mutation Entry No. 1113 & 1157**.
- 1.3 That according to the Mutation Entry No. 707 the name of Mr. Maruti Bala Dangat as Protected Tenant was mutated on the other right column of the 7/12 extract. That the name of Mr. Maruti Bala Dangat deleted from the other right column of the 7/12 extract. However, Mutation Entry for the same is not provided.
- 1.4 That according to the Order dated 21.05.1963 bearing No. T.N.C./84C/Kiwale/63, deleting the remark of illegal transaction from other rights column of 7/12 extract of Survey No. 42A/7 and aforesaid effect was recorded on 7/12 extract vide **Mutation Entry No. 1157**.
- 1.5 That according to the Order dated 22.11.1962 bearing No. Ku.Ka.32G/A.L.T.31/62 closing the inquiry as tenant Mr. Sahadu Bala Dangat purchased land from Mrs. Najabai Meherbanji Irani vide Mutation Entry No. 1113 & 1157 and aforesaid effect was recorded vide **Mutation Entry No. 1202**.
- 1.6 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are and therefore Survey No. 42A/7 admeasuring about 04Acre 23Guntha has been converted into 01 Hectare 85R. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 1496**.
- 1.7 That thereafter the said Mr. Sahadu Bala Dangat died on 18.01.1975 leaving behind him Mr. Shankar Sahadu Dangat (son), Mr. Ramdas Sahadu Dangat (son), Mr. Laxman Sahadu Dangat (son), Mr. Chandrakant Sahadu Dangat (son), Mr. Suresh Sahadu Dangat (son), Mrs. Kalawati Shivaji Dangat (daughter in law - legal heir of Late Mr. Shivaji Sahadu Dangat- son of Mr. Sahadu Bala Dangat) Mrs. Shakuntala Chhabu Bhalekar (daughter), Mrs. Anjanabai Tukaram Bharane (daughter), Mrs. Chandrabhaga alias Sharada Gajanan Khandagle (daughter) and Smt. Laxmibai Sahadu Dangat (widow) as his legal heirs. In furtherance of the same the name of Mr. Shankar Sahadu Dangat, Mr. Ramdas Sahadu Dangat, Mr. Laxman Sahadu Dangat, Mr. Chandrakant Sahadu Dangat, Mr. Suresh Sahadu Dangat, Mrs. Kalawati Shivaji Dangat and Smt. Laxmibai Sahadu Dangat were mutated on the owner column and the name of Shakuntala Chhabu Bhalekar, Mrs. Anjanabai Tukaram Bharane, Mrs. Chandrabhaga alias Sharada Gajanan Khandagle were mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 1773**.
- 1.8 That thereafter the said Smt. Laxmibai Sahadu Dangat died on 03.03.2006 and all the names of heirs of late Smt. Laxmibai Sahadu Dangat were already mutated on 7/12 extract vide Mutation Entry No 1773. In furtherance of same the name of Smt. Laxmibai Sahadu Dangat was deleted on the 7/12 extract vide **Mutation Entry No. 14071**.
- 1.9 That thereafter the said Mr. Shankar Sahadu Dangat died on 14.12.2007 leaving behind Mr. Shivaji Shankar Dangat (son), Mrs. Vimal Balkrushna Kadam (daughter), Mrs. Shobha Shantaram Bhalekar (daughter), Mrs. Prabha Dattatraya Chinchwade (daughter) and Smt.

Dwarkabai Shankar Dangat (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 9817**.

- 1.10 That thereafter the said Mrs. Anjanabai Tukaram Bharane released her share in the land at Survey No. 42A/7 admeasuring about 01 H 85 R alongwith other properties in favour of Mr. Ramdas Sahadu Dangat vide Release Deed Without Consideration dated 04.02.2008, which is duly registered in the office of Sub Registrar Haveli No.15, at Serial No. 1753/2008 on 04.03.2008. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 9907**.
- 1.11 That thereafter the said Mrs. Shakuntala Chhabu Bhalekar died on 22.08.2011, leaving behind Mr. Shantaram Chhabu Bhalekar (son), Mrs. Suman Snyaneshwar Kalbhor (daughter), Late Mr. Maruti Chhabu Bhalekar died on 26.02.2009, leaving behind Mrs. Bharati Maruti Bhalekar, Mrs. Sushma Maruti Bhalekar, Mr. Ganesh Maruti Bhalekar and Mrs. Reshma Abhijeet Sane as her legal heirs. In furtherance of the same their names were mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 14452**.
- 1.12 That as per Order dated 30.04.2013 bearing No. JAMIN/KAavi/4237(1)/2013, issued by Sub Division Officer Pune Sub Division Pune the remark of 'Dehu Ammunition Depo Restricted Area (Red Zone)' in the other rights column of 7/12 extract of Survey No. 42A/7 alongwith other properties was mutated vide **Mutation Entry No 12084**.
- 1.13 That thereafter the said Mrs. Chandrabhaga alias Sharada Gajanan Khandagle released her share in the land at Survey No. 42A/7 admeasuring about 01H 85R alongwith other properties in favour of Mr. Chandrakant Sahadu Dangat vide Release Deed dated 05.05.2018, which is duly registered in the office of Sub Registrar Haveli No.17, at Serial No. 6219/2018. In furtherance of the same her name was deleted from the 7/12 extract vide **Mutation Entry No. 13773**.
- 1.14 That thereafter the said Mr. Chandrakant Sahadu Dangat, Mr. Shivaji Shankar Dangat, Mrs. Vimal alias Kamal Balkrushna Kadam, Mrs. Shobha Shantaram Bhalekar and Mrs. Prabha alias Padmawati Dattatraya Chinchwade released their share in Survey No. 42A/7 admeasuring about 01H 85R alongwith other properties in favour of Mr. Laxman Sahadu Dangat and Mr. Suresh Sahadu Dangat vide Release Deed dated 07.06.2018, which is duly registered in the office of Sub Registrar Haveli No. 17, at serial No. 7813/2018. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 14001**.
- 1.15 That thereafter the said Mrs. Sushma Maruti Bhalekar, Mrs. Reshma Abhijeet Sane, Mrs. Suman Snyaneshwar Kalbhor, Mr. Ganesh Maruti Bhalekar and Mrs. Bharati Maruti Bhalekar released their share in Survey No. 42A/7 admeasuring about 01H 85R in favour of Mr. Suresh Sahadu Dangat vide Release Deed dated 31.05.2022, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 9763/2022. However, their names were not deleted from the other right column of the 7/12 extract.
- 1.16 That thereafter the said Mr. Laxman Sahadu Dangat died on 05.12.2020, leaving behind Mr. Rajesh Laxman Dangat (son), Mr. Sanjay Laxman Dangat (son), Mrs. Manjusha Rajendra Ranawade (daughter) and Smt. Kalindi Laxman Dangat (widow) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 14227**.
- 1.17 That according to the Order dated 27.03.2023, bearing no. HANO/155/SR/92/2023, issued by Additional Tahsildar Pimpri Chinchwad the name of Smt. Dwarkabai Shankar Dangat was deleted from the 7/12 extract and aforesaid effect was recorded vide **Mutation Entry No 15092**.
- 1.18 That Partition took place between Mr. Ramdas Sahadu Dangat, Mr. Suresh Sahadu Dangat, Mr. Shantaram Chhabu Bhalekar, Smt. Kalindi Laxman Dangat, Mr. Rajesh Laxman Dangat, Mr. Sanjay Laxman Dangat Mrs. Manjusha Rajendra Ranawade vide Order dated 27.03.2024, bearing no. HAKKA/85 VATAP/06/2023, issued by Additional Tahsildar Pimpri Chinchwad

Taluka Haveli, Under Maharashtra land Revenue Act 1966, section 85 in respect of Survey No. 42A/7 and below mentioned land came to the share of aforesaid landowners:

Owner	Area
Mr. Ramdas Sahadu Dangat	00H 49.11R
Mr. Suresh Sahadu Dangat	00H 49.11R
Smt. Kalindi Laxman Dangat, Mr. Rajesh Laxman Dangat, Mr. Sanjay Laxman Dangat, Mrs. Manjusha Rajendra Ranawade	00H 49.10R
Mr. Shantaram Chhabu Bhalekar	00H 6.85R

In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 15445**.

1.19 That thereafter the said Mr. Ramdas Sahadu Dangat, Mr. Suresh Sahadu Dangat, Smt. Kalindi Laxman Dangat, Mr. Rajesh Laxman Dangat, Mr. Sanjay Laxman Dangat, Mrs. Manjusha Rajendra Ranawade with the consent of Mrs. Savitra Ramdas Dangat, Mr. Rohidas Ramdas Dangat, Mrs. Sangita Rohidas Dangat, Mr. Yash Rohidas Dangat, Mr. Raj Rohidas Dangat, Smt. Rupali Yogesh Dangat forself and as guardian of Master Harshwardhan, Miss. Swarnali Yogesh Dangat, Smt. Sangita Nandkishor Landage, Mrs. Ujwala Satish Kate, Mrs. Shalan Suresh Dangat, Mr. Dattatray Suresh Dangat forself and as guardian of Miss. Hindvi and Master Hinduja, Mrs. Swati Dattatray Dangat, Mr. Sukhdev Suresh Dangat Forself and as guardian of Master Malhar, Mrs. Purnima Sukhdev Dangat, Mr. Nilesh Suresh Dangat, Mrs. Monika Nilesh Dangat, Mrs. Manisha Rajesh Dangat, Mr. Siddhesh Rajesh Dangat, Miss. Siddhi Rajesh Dangat, Mrs. Rekha Sanjay Dangat, Mr. Sujan Sanjay Dangat and Smt. Kamal Chandrakant Dangat assigned development rights of the land admeasuring about 01H 45R i.e. 14500 sq. mtr. out of Survey No. 42A/7 in favour of M/s. Polaris Developers vide Development Agreement dated 12.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13141/2024 and Power of Attorney dated 12.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13142/2024.

1.20 In consideration of the aforesaid Development Agreement, M/s. Polaris Developers has agreed to allot the construction described hereinbelow in favour of the aforesaid land owners within a period of 51 (fifty-one) months from the date of obtaining the Commencement Certificate and the Environmental Clearance. The said development consideration has been apportioned among all the legal heirs identified in the Development Agreement pertaining to the said land, as follows:

Owner	Area
Mrs. Manjusha Rajendra Ranawade	4000 sq. ft. saleable i.e. 2857 sq. ft. carpet
Mr. Rajesh Laxman Dangat	11000 sq. ft. saleable i.e. 7857 sq. ft. carpet
Mrs. Manisha Rajesh Dangat	2000 sq. ft. saleable i.e. 1428 sq. ft. carpet
Mr. Siddhesh Rajesh Dangat	9000 sq. ft. saleable i.e. 6429 sq. ft. carpet
Miss. Siddhi Rajesh Dangat	2000 sq. ft. saleable i.e. 1428 sq. ft. carpet
Mr. Sanjay Laxman Dangat	14000 sq. ft. saleable i.e. 10000 sq. ft. carpet
Mr. Sujan Sanjay Dangat	10000 sq. ft. saleable i.e. 7143 sq. ft. carpet
Mr. Dattatray Suresh Dangat	17000 sq. ft. saleable i.e. 12143 sq. ft. carpet
Mr. Sukhdev Suresh Dangat	17500 sq. ft. saleable i.e. 12500 sq. ft. carpet
Mr. Nilesh Suresh Dangat	17500 sq. ft. saleable i.e. 12500 sq. ft. carpet
Mr. Yash Rohidas Dangat	17000 sq. ft. saleable i.e. 12143 sq. ft. carpet
Mr. Raj Rohidas Dangat	17000 sq. ft. saleable i.e. 12143 sq. ft. carpet
Mr. Harshwardhan Yogesh Dangat	18000 sq. ft. saleable i.e. 12857 sq. ft. carpet
Smt. Kamal Chandrakant Dangat	4000 sq. ft. saleable i.e. 2857 sq. ft. carpet

1.21 That in the aforesaid manner the said M/s. Polaris Developers acquired development rights of the said land.

1.22 That thereafter the said Smt. Kalindi Laxman Dangat and Mrs. Manjusha Rajendra Ranawade released their undivided share in Survey No. 42A/7 alongwith other properties in favour of Mr. Rajesh Laxman Dangat vide Release Deed dated 03.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 14137/2024. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 15522**.

1.23 That Mr. Ramdas Sahadu Dangat, Mr. Suresh Sahadu Dangat, Smt. Kalindi Laxman Dangat, Mr. Rajesh Laxman Dangat, Mr. Sanjay Laxman Dangat, Mrs. Manjusha Rajendra Ranawade through power of Attorney holder M/s. Polaris Developers have handed over land admeasuring about 1699 sq. mtr. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 13.03.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5297/2025. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 15745**.

2. OTHER TRANSACTIONS:

Mutation Entry No.	Transaction
4974	That thereafter the said Mr. Chandrakant Sahadu Dangat availed loan of Rs.6,108.99/- from Bank of India, Dehuroad on 05.09.1977 by creating charge over the land at Survey No. 42A/7 alongwith other properties. In furtherance of the same the name of Bank of India, Dehuroad was mutated on the other right column of the 7/12 extract vide Mutation Entry No. 1903. That the aforesaid loan has been repaid and accordingly Bank of India, Dehuroad has released its charge over the said Survey No. 42A/7 vide Letter dated 04.05.2023. In furtherance of the same the name of Bank of India, Dehuroad deleted from the 7/12 extract vide Mutation Entry No. 4974.
15156	That the said Mr. Ramdas Sahadu Dangat availed loan of Rs.4,588.91/- from Bank of India, Dehuroad on 05.09.1977 by creating charge over the land at Survey No. 42A/7 alongwith other properties. In furtherance of the same the name of Bank of India, Dehuroad was mutated on the other right column of the 7/12 extract vide Mutation Entry No. 1903. That the aforesaid loan has been repaid and accordingly Bank of India, Dehuroad has released its charge over the said Survey No. 42A/7 vide Letter dated 03.05.2023. In furtherance of the same the name of Bank of India, Dehuroad deleted from the 7/12 extract vide Mutation Entry No. 15156.
3306	That thereafter the said Mr. Ramdas Sahadu Dangat availed loan from Kiwale Vividh Karyakarni Seva Sahakari Society by creating charge over the land at Survey No. 42A/7 alongwith other properties of Rs. 15,000/- on 19.06.1989. In furtherance of the same the name of Kiwale Vividh Karyakarni Seva Sahakari Society was mutated on the other right column of the 7/12 extract vide Mutation Entry No. 3306.
13478	That the said Mr. Suresh Sahadu Dangat and Mr. Ramdas Sahadu Dangat repaid the loan of Kiwale Ravet Vividh Karyakarni Seva Sahakari Society Ltd. and accordingly Kiwale Ravet Vividh Karyakarni Seva Sahakari Society Ltd. issued Letter dated 28.05.2018 and released its charge over the land at Survey No. 42A/7 and other properties.
14389	That Hon'ble. Tahsildar, Haveli issued Order dated 29.06.2021 bearing No. Section 155 Correction / Order Report 1 Correction/ Kiwale/ Correction /2021 for Correcting the area on 7/12 extract and area of Owners on 7/12 extract.
13228	That Hon'ble. Tahsildar Haveli issued Order dated 25.07.2017 for Correction in Computerized 7/12 extract.
15172	That according to the Order dated 12.04.2023, bearing no. HANO/SR/244/2023 area corrected in Sale Deed dated 07.08.2008 by Mrs. Kalawati Shivaji Dangat in favour of M/s. Chirag Properties and aforesaid effect was recorded on 7/12 extract.
14311	That Hon'ble Additional Tahsildar, Pimpri Chinchwad dated 07.04.2021 bearing No. HNO/155/SR/213/2021 for deleting name of name of Mrs. Kalawati Shivaji Dangat being Pokhalist mutated vide Mutation Entry No. 10417.
10417	That thereafter the said Mrs. Kalawati Shivaji Dangat and Mrs. Shila Vasant Shinde (legal heirs of Late Mr. Shivaji Sahadu Dangat) with the consent of Mr. Rohidas

	Ramdas Dangat sold their undivided 1/6 share in Survey No. 42A/7 alongwith other properties to M/s. Chirag Properties vide Sale Deed dated 07.08.2008, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 2444/2008. In furtherance of the same the name of M/s. Chirag Properties was mutated on the 7/12 extract vide Mutation Entry No. 10417 for 30.83R and name of Mrs. Kalawati Shivaji Dangat was deleted from the 7/12. However, Mr. Shankar Sahadu Dangat and others were not made party to aforesaid transaction.
	That thereafter the said M/s. Chirag Properties sold the land admeasuring about 30.83R out of Survey No. 42A/7 to Mr. Ramdas Sahadu Dangat, Mr. Suresh Sahadu Dangat, Mr. Sujan Sanjay Dangat vide Sale Deed dated 04.12.2023, which is duly registered in the office of Sub Registrar Haveli No. 22, at Serial No. 26766/2023. However, aforesaid effect is not recorded on 7/12 extract.

3. POSSESSION:

It appears from the documentary records that M/s. Polaris Developers is having true and legal possession for the purpose of Development of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 17.10.2025 bearing no. BP/KIWALE/93/2025. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. N. A. PERMISSION:

That the Additional Tahsildar Pimpri Chinchwad, Taluka Haveli Pune granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 15.10.2025 in case no. JAMEEN/NA/SR/396/2025.

6. LITIGATIONS IF ANY: NIL

7. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of M/s. Polaris Developers to the acquired development rights of the said land and title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

8. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 06.12.2025



Namita
Paliwal

Digitally signed
by Namita
Paliwal
Date: 2025.12.06
14:56:07 +05'30'

NAMITA PALIWAL
Advocate



CHALLAN
MTR Form Number-6



GRN	MH010738917202526E	BARCODE			Date	28/10/2025-11:59:04	Form ID		
Department			Inspector General Of Registration						
Type of Payment			Search Fee		TAX ID / TAN (If Any)				
Other Items					PAN No.(If Applicable)				
Office Name			HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADVOCATE NAMITA PALIWAL			
Location			PUNE						
Year	2025-2026 One Time			Flat/Block No.	SURVEY NO. 42A-7				
Account Head Details			Amount In Rs.						
0030072201 SEARCH FEE			750.00	Premises/Building	KIWALE				
				Area/Locality	HAVELI, PUNE				
				Town/City/District					
				PIN					
				Remarks (If Any)					
				SEARCH FOR 30 YEARS					
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only				
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332025102811597		764170615		
Cheque/DD No.				Bank Date	RBI Date	28/10/2025-12:00:20		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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

सर्व चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या वर्तासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH012960715202526E	BARCODE			Date	06/12/2025-15:01:51	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 HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name		ADVOCATE NAMITA PALIWAL		
Location PUNE							
Year	2025-2026 One Time		Flat/Block No.		SURVEY NO. 42A-7		
Account Head Details		Amount In Rs.			Premises/Building		
0030072201 SEARCH FEE		25.00	Road/Street		KIWALE		
			Area/Locality Town/City/District		HAVELI, PUNE		
			PIN				
			Remarks (If Any) SEARCH				
Total		25.00	Amount In	Twenty Five Rupees Only			
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332025120611853	765854867	
Cheque/DD No.			Bank Date	RBI Date	06/12/2025-15:02:35	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

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

सर्व चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदंगी न करावयाच्या वर्तासाठी लागू नाही.