

FORMAT A

(Circular No.28 of 2021)

To,

The Hon'ble Chairman,

Maharashtra real Estate Regulatory Authority,

9th Floor, Housefin Bhavan,

Plot No.C-21, E- Block, Bandra Kurla Complex,

Bandra (East), Mumbai- 400051

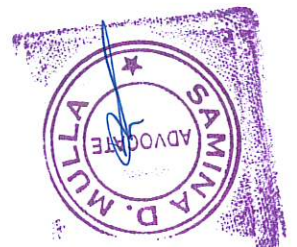
LEGAL TITLE REPORT

Sub: All that pieces and parcel of i) land admeasuring 00 Hectare 08 Ares i.e.800 sq. mtrs. bearing Survey No.111/1/3 ("**Said Land No.1**") and (ii) land admeasuring 01 Hectare 60 Ares i.e.16000 sq. mtrs bearing Survey No.111/2 ("**Said Land No.2**") being, lying and situate at Village: Wakad, Tal: Mulshi, Dist: Pune. Said Land No.1 and Said Land No.2 are hereinafter collectively referred to as the "**Said Land**"

I have investigated the title of the Said Land at the request of my client M/s.Neev Sai Developers a partnership firm registered under the Indian Partnership Act, 2013 and having office at: 158A, Shivchhaya Building, Kharalwadi, Pimpri, Pune-411018 ("**Firm**"). The summary of the investigation of title undertaken by me is as follows:

- 1) DESCRIPTION OF THE PROPERTY:**All that pieces and parcel of (i) land admeasuring 00 Hectare 08 Ares i.e.800 sq.mtrs bearing Survey No.111/1/3 ("**Said Land No.1**") and (ii) land admeasuring 01 Hectare 60 Ares i.e.16000 sq.mtrs bearing Survey No.111/2 ("**Said Land No.2**") being, lying and situate at Village: Wakad, Tal: Mulshi, Dist: Pune in aggregate admeasuring 01H 68Ares i.e. 16800 sq.mtrs. Said Land No.1 and Said Land No.2 are hereinafter collectively referred to as the "**Said Land**". The Said Land is bounded as follows:

On or towards East	By Adjacent Survey No. 122
On or towards South	By Adjacent Survey No. 112(Part)
On or towards West	By Adjacent Survey No. 111/1/2
On or towards North	By 30 mtr. Vide D.P. Road and Tathwade Village Boundary



2) DOCUMENTS OF ALLOTMENT OF PLOT:

- (a) Development Agreement dated January 16,2025 registered with the office of sub-registrar, Haveli No.5 at Serial No.1531/2025 executed by Tukaram Ganpat Vinode in favour of the Firm for Said Land No.1
- (b) Deed of Conveyance dated September 21,2023 registered with the office of sub-registrar, Haveli No.11 at Serial No.22109/2023 executed by Sanghvi Erectors Private Limited in favour of Firm for Said Land No.2;

3) 7/12 EXTRACT OR PROPERTY CARD:

Upon perusal of the 7/12 extract dated 19/12/2025 in respect of the Said Land No.1 bearing Survey No.111/1/3 totally admeasuring 00H 08 Ares it is *inter alia* observed that the name of Tukaram Ganpat Vinode is reflected as the holder thereof.

Upon perusal of the 7/12 extract dated 19/12/2025 in respect of the Said Land No.2 bearing Survey No.111/2 totally admeasuring 01H 60 Ares it is *inter alia* observed that the name of the Firm is reflected as the holder thereof.

4) SEARCH REPORT FOR 30 YEARS FROM 1995 TO 2025:

- (a) Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 1995-2024 for Said Land No.1;
- (b) Adv. Kiran Hajare has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 1995-2024 for Said Land No.2
- (c) Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 2024-2025 for Said Land No.1;
- (d) Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 2023-2025 for Said Land No.2

2. On perusal of the abovementioned documents, search reports and all other relevant documents relating to the Said Land, I am of the opinion that the Firm has acquired development rights of Said Land No.1 and the Firm is the owner of the Said Land No.2 and its title thereto is clear and marketable, subject to the observations mentioned in the Title Report annexed hereto

Owner of the Said Land:

The Firm has acquired development rights of the Said Land No.1 i.e. land bearing survey number 111/1/3 and the Firm is the absolute owner and possessor of the Said Land No.2 i.e. land bearing survey number 111/2


Owners Name	Survey No
Neev Sai Developers	111/2
Tukaram Ganapat Vinode	111/1/3




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3. The report reflecting the flow of title of the Said Land is enclosed herewith as Annexure

Encl: Annexure

Place: Pune

Date: 30/12/2025



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FLOW OF TITLE OF THE SAID LAND

1. 7/12 EXTRACT / P.R. CARD

- (a) Photocopy of 7/12 extracts with respect to Said Land No.1 for the years: 1991 to 2025;
- (b) Photocopy of 7/12 extracts with respect to Said Land No.2 for the years: 1941-1953, 1953-1965, 1966-1976, 1991-2001, 2001-2012, 2012-2023 and 2023-2025

2. MUTATION ENTRIES:

- (a) For Said Land No.1: Photocopies of 2576, 8871, 8872, 9075, 10542, 10566, 11499, 15446.
- (b) For the Said Land No.2: Photocopies of 787, 906, 2011, 2049, 2097, 2268, 2269, 2621, 4235, 9322, 11472

3. SEARCH REPORT FOR 30 YEARS:

3.1.Said Land No.1:

3.1.1. By and under the Exchange Deed dated August 21, 2001 registered with the registered with the office of Assistant District Registrar, Pune bearing Serial No.11/2001, Tukaram Ganpat Vinode has exchanged the area admeasuring 00H 06 Ares out of the Survey No.112/1/2 in favour of Appasaheb Namdeo Mohol, Ashok Namdeo Mohol, Bhausaheb Namdeo Mohol and Ravindra Madhukar Mohol for an area admeasuring 00H 08 Ares out of the Survey No.111;

3.1.2. By and under the Development Agreement dated January 16, 2025 registered with the office of Sub-Registrar, Haveli No.5 at Serial No.1531/2025, Tukaram Ganpat Vinode granted development rights of the Said Land No.1 in favour of Neev Sai Developers at or for the consideration as mentioned therein together with Power of Attorney dated January 16, 2025 registered with the office of Sub-Registrar, Haveli No.5 at Serial No.1532/2025.

3.2.Said Land No.2:

3.2.1. By and under the Sale Deed dated July 16,1982 registered with the office of Sub-Registrar, Maval at Serial No.1239/1982, Vithoba Laxman Kemse, Namdev Laxman Kemse, Tanhubai Lohar, Sonabai





Pandurang Bengude (*as Vendors therein*) sold land admeasuring 05 H 56 Ares in favour of Madhukar Namdeo Mohol, Sadanand Namdeo Mohol, Ashok Namdeo Mohol, Namdeo Sadashiv Mohol and Ravindra Madhukar Mohol (*as Purchaser therein*) at or for the consideration and on the terms and conditions mentioned therein. Upon perusal of aforementioned Sale Deed *inter alia* observed as under:

- (a) The aforesaid land was subject to and governed by the provisions of the tenancy laws, and accordingly, the prior permission contemplated under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 was mandatorily required to be obtained for effecting any transfer, alienation, or sale thereof; and;
- (b) In view of the foregoing and in compliance with the statutory requirements, pursuant to and in accordance with the Order dated May 25, 1982 bearing No. M.H. No./856/1982 passed by the Assistant Collector, Haveli, the Vendors have duly obtained the requisite permission under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 authorizing the sale and transfer of the said land, and such permission is valid, subsisting, operative, and binding, thereby rendering the proposed sale lawful, enforceable, and in full conformity with the applicable provisions of law;
- (c) Pursuant to and in accordance with the no-objection certificate dated February 25, 1982 bearing no.P.B/N.A.NOC/Urban Ceiling/995 issued by Assistant Director Town Planning, the transfer, alienation or sale can be undertaken without any issue.

3.2.2. By and under the Sale Deed dated December 18, 1989 registered with the office of Sub-Registrar at Serial No.1323/1990, Madhukar Namdeo Mohol, Sadanand Namdev Mohol, Ashok Namdeo Mohol and Ravindra Madhukar Mohol through its Power of Attorney holder Madhukar Namdeo Mohol sold Said Land No.2 in favour of Sureshchand Shobhachand Dhoka at or for the consideration and on the terms and conditions mentioned therein.

3.2.3. By and under the Development Agreement dated December 26, 2006 registered at the office of Sub-Registrar, Haveli No.5 at Serial No.10236/2006, Sureshchand Shobhachand Dhoka entrusted development rights of Said Land No.2 in favour of Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R.Thegadi together with Power of Attorney dated December 26, 2006 registered with the office of Sub-Registrar, Haveli No.5 at Serial No.10237/2006, Sureshchand Shobhachand Dhoka authorised Sanghvi Erectors Private



Limited through its Authorised Signatory Kiran R.Thegadi to perform all the acts, deeds with respect to the Said Land No.2;

3.2.4. By and under the Sale Deed dated June 03,2008 registered with the office of Sub-Registrar, Haveli No.5 at Serial No.4778/2008, Sureshchand Shobhachand Dhoka sold the Said Land No.2 in favour of Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R.Thegadi at or for the consideration and on the terms and conditions mentioned therein.

3.2.5. By and under the Sale Deed dated September 21, 2023 registered with the office of sub-Registrar, Haveli No.11 at Serial no.22109/2023, Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R.Thegadi in favour of M/s.Neev Sai Developers through its Partner Sachin B.Agarwal at or for the consideration and on the terms and conditions mentioned therein;

3.2.6. By and under the Power of Attorney dated September 21, 2023 registered with the office of sub-Registrar, Haveli No.11 at Serial no.22110/2023 Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R. Thegadi granted all the powers to perform all the acts, deeds on their behalf in respect to Said Land No.2;

3.3. SEARCHES WITH OFFICE OF SUB-REGISTRAR

3.3.1. Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 1995-2024 for Said Land No.1;

3.3.2. Adv. Kiran Hajare has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 1995-2024 for Said Land No.2

3.3.3. Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 2024-2025 for Said Land No.1;

3.3.4. Adv. Shreya Hadgaonkar has carried out searches with the office of Sub-Registrar of Haveli, Pune for the period of 2023-2025 for Said Land No.2



**4. ANY OTHER RELEVANT TITLE:****4.1. Said Land No.1:**

- 3.1.1 Mutation Entry (“ME”) No. 2576 dated October 30, 1982 records that, by and under the Sale Deed dated July 16, 1982, Vithoba Laxman Kemse, Namdev Laxman Kemse, Kanhubai Kanhoba Lohar and Sonabai Pandurang Bengude sold the Said Land No.1 in favour of Madhukar Namdev Mohol, Sadanand Namdev Mohol, Ashok Namdev Mohol, Namdev Sadashiv Mohol and Ravindra Madhukar Mohol. Save and except the name of Ravindra Madhukar Mohol, the name of Madhukar Namdev Mohol, Sadanand Namdev Mohol, Ashok Namdev Mohol, Namdev Sadashiv Mohol came to be recorded in the record of rights column

(Comment: The copy of Sale Deed dated July 16, 1982 is not available for perusal. A copy of Order issued by the Collector, Pune granting the permission under Section 43 of the BTAL Act is also not available for perusal)

- 3.1.2 ME No.8871 dated September 18, 2001 records that, pursuant to application made by Ravindra Madhukar Mohol and the Order dated September, 2001 bearing no.HANO/1870/2001/Paud issued by Tahsildar, Mulshi, the name of Ravindra Madhukar Mohol came to be recorded in the record of rights column, whose name was inadvertently not recorded in the revenue record;
- 3.1.3 ME No.8872 dated September 17, 2001 records that, Madhukar Namdev Mohol and Others have filed an application for partition under section 85 of MLRC before Tahsildar, Mulshi and pursuant to the Order dated September 17, 2001 bearing no.HANO/VATAP/SR/41/2001, Paud issued by Tahsildar Mulshi, the partition came to effected in following manner:

Name of the Landowner	Survey No	Ares (H Are)
Madhukar Namdev Mohol	111 (P)	01-06
Sadanand Namdev Mohol	111 (P)	00-36
Virendra Sadanand Mohol	111 (P)	00-35
Kunal Sadanand Mohol	111 (P)	00-35
Ashok Namdev Mohol	111 (P)	00-26.5
Sangram Ashok Mohol	111 (P)	00-26.5



Ajinkya Ashok Mohol	111 (P)	00-26.5
Siddharth Ashok Mohol	111 (P)	00-26.5
Ravindra Madhukar Mohol	111 (P)	00-80

3.1.4 ME No.9075 dated April 08,2002 records that, Ashokrao Namdevrao Mohol obtained a loan of Rs.1,50,000/- from Amruteshwar Vividh Karyakari Seva Sahkari Society Limited, the effect of the same was recorded in the other rights column of the 7-12 extract;

3.1.5 ME No.10537 dated June 17,2006 records that, Ashok Namdev Mohol repaid the loan obtained from Amruteshwar Vividh Karyakari Seva Sahkari Society Limited, therefore the name of Amruteshwar Vividh Karyakari Seva Sahkari Society Limited came to be deleted from the other rights column;

3.1.6 ME No.10542 dated June 30,2006 records that, pursuant to the Order dated June 16,2006 bearing no.331/2006. Mo. Ra.Mo.459/06 issued by Taluka Inspector, Land Record Department the following changes were carried out in the Falni-Bara:

Name of the Landowner	Survey No/Hissa No	Area (H-Ares)
Ravindra Madhukar Mohol	111/1/1	01-80
Madhukar Namdev Mohol		
Sadanand Namdev Mohol		
Virendra Sadanand Mohol		
Kunal Sadanand Mohol		
Ashokrao Nadev Mohol		
Sangram Ashok Mohol		
Siddharth Ashok Mohol		
Ajinkya Ashok Mohol		
Chanakya Education Society through its Secretary and Chief Managing Trustee Tarita Wakalkar Mehendale	111/1/2	02-05
Kunal Sadanand Mohol		
Ashokrao Namdevrao Mohol		
Sangram Ashok Mohol		



Siddharth Ashok Mohol	111/1/3	00-08
Ajinkya Ashok Mohol		
Ravindra Madhukar Mohol		
Madhukar Namdev Mohol		
Sadanand Namdev Mohol		
Virendra Sadanand Mohol		

3.1.7 ME No.10566 dated September 21, 2006 records that, by and under the Exchange Deed dated August 21,1990 registered with the office of Assistant Distrit Registrar, Pune bearing Serial No.11/2001 executed by and between Tukaram Ganpat Vinode (*as a Party of the First Part*) and Appasaheb Namdev Mohol for himself and as a Power of Attoner Holder for Ashok Namdev Mohol, Bhausahab Namdev Mohol and Ravindra Madhukar Mohol (*as a Party of the Second Part*), the Party of the Second Part has transferred land admeasuring 00H 08 Ares out of S.No.111(P) in favour of Party of the First Part for using approach road and access for better enjoyment of Party of the First Part, in exchange of which the Party of the First Part has transferred his own land admeasuring 00H 08 Ares out of the S.No.112/1/2(P) in favour of the Party of the Second Part.

3.1.8 ME No.11499 dated July 17,2008 records that Tukaram Ganpat Vinode has mortgaged the Said Land no.1 in favour of Wakad Vividh Karyakari Seva Sahkari Society Limited for an amount of Rs.1,50,000/- , the name of Wakad Vividh Karyakari Seva Sahkari Society Limited came to be recorded in the other rights column;

3.1.9 ME No.15446 records that, as per E-Mutation Project Edit Module, the handwritten records and computerized records were compared and further as per the (i) Government Notification bearing No. R.B.A. /P.K. 180/L-1 dated 7 May 2016 and (ii) Order dated 5 December 2016, passed by the Tahsildar, Mulshi, Pune, directions were issued to carry out the corrections in the records of the various land including in respect of the Said Land No.1. This entry has been effected merely to rectify the revenue record for mistakes occurring at the time of computerization of the revenue records and the same does not in any manner affect the title of the Said Land No.1





4.2.Said Land No.2:

4.2.1. ME No.787 dated January 17,1941 records that, Waman Chintaman Dev died dated April 22, 1940 leaving behind the following legal heirs:

- (a) Mr. Gajanan Waman Dev;
- (b) Mr. Satyadev Waman Dev, through his natural guardian Gajanan Waman Dev.

Accordingly, the aforesaid names came to be recorded in record of rights column

4.2.2. ME No.906 dated August 27,1947 records that, Mr. Laxman Rama Kemse was a protected tenant, therefore his name came to be recorded in the other rights column;

4.2.3. I have not been furnished with an extract of ME No.2011;

4.2.4. ME No.2049 dated July 11, 1972 records that, pursuant to the order dated August 31, 1970 bearing no.28/2010 passed by Additional Tahsildar, Mulshi, the purchase price for the Said Land No.2 was determined to Rs.2004.65/- (Rupees Two Thousand and Four point Sixty-Five Paise Only) to be paid by the agricultural tenant. Accordingly, the name of Mr.Laxman Rama Kemse came to be recorded in record of rights column and the name of Gajanan Waman Dev and Satyadev Waman came to be recorded in other rights column;

4.2.5. ME No.2097 dated November 01, 1972 records that, Laxman Rama Kemse paid the purchase price of Rs. 2004.65/- (Rupees Two Thousand and Four point Sixty Five Paise Only) as decided by Additional Tahsildar vide Order dated October 31,1972 bearing no.LSP/111/65 and a certificate under section 32M of the Bombay Tenancy and Agricultural Land Act, 1948 was issued in name of Laxman Rama Kemse, accordingly, the name of Laxman Rama Kemse came to be recorded in record of rights column and the name of Gajanan Waman Dev and Satyadev Waman came to be deleted from other rights column;

4.2.6. ME No.2268 dated November 17,1977 records that, Laxman Rama Kemse died dated September 18,1977 leaving behind following legal heirs:





- (a) Vithoba Laxman Kemse (Son);
- (b) Namdev Laxman Kemse (Son);
- (c) Tahanubai Kahnuji Lohar (Daughter) ;
- (d) Sonabai Pandurang Sonugde (Daughter);
- (e) Sakhubai Laxman Kemse (Wife);

4.2.7. ME No.2269 dated November 17, 1077 records that, Tahanubai kahnuji Lohar and Sonubai Pandurang Sonugde have released their rights, title interest in favour of Vithoba Laxman Kemse and Namdev Laxman Kemse, accordingly, the names of Tahanubai kahnuji Lohar and Sonubai Pandurang Sonugde came to be deleted from other rights column;

4.2.8. ME No.2621 dated April 15, 1983 records that, Namdev Sadashiv Mohol died dated December 06, 1982 leaving behind following legal heirs:

- (a) Madhukar Namdev Mohol (Son);
- (b) Sadanand Namdev Mohol (Son);
- (c) Ashok Namdev Mohol (Son);
- (d) Ravindra Madhukar Mohol (Son);
- (f) Shantabai Hanumant Surve (Daughter);
- (g) Parvatibai Purushottam Karpe (Daughter);
- (h) Hemlata Vishwas Mulane (Daughter);
- (i) Jankubai Namdevrao Mohol (Wife);

Upon perusal of the aforementioned mutation entry it appears that, three daughters and wife have released their rights, title and interest in favour of Madhukar Namdev Mohol, Sadanand Namdev Mohol, Ashok Namdev Mohol and Ravindra Namdev Mohol.

4.2.9. I have not been furnished with an extract of ME No.4235;

4.2.10. ME No.9322 dated September 09,2002, records that, pursuant to the order bearing no. correction/58/2001, Mo.Ra.No.213/2001 dated 28/08/2002 issued by District Superintendent of Land Records and order dated 04/09/2002 bearing no. Talg/Vashi/751/22 passed by Tahsildar, Mulshi, as per falni bara, the pot hissas were corrected as follows:



Survey No	Area (in H- Ares)	Name of the Landowner
111/1	03-88 00-10 (potkharab)	Ravindra Madhukar Mohol and Ors.
111/2	01-60	Sureshchandra Shobhachand Dhoka

4.2.11. ME No.11472 dated July 01,2008 records that, by and under the Sale Deed dated June 03,2008 registered with the office of Sub-Registrar, Haveli No.5 at Serial No.4778/2008, Suresh Shobhachand Dhoka sold Said Land No.2 in favour of Sanghvi Erectors Private Limited, accordingly the name of Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R. Thegadi came to be recorded in the record of rights column;

4.2.12. ME No.17857 dated September 29, 2023 records that, by and under Sale Deed dated September 21,2023, registered with the office of Sub-Registrar, Haveli at Serial No.22109/2023, Sanghvi Erectors Private Limited through its Authorised Signatory Kiran R. Thegadi sold the Said Land No.2 in favour of M/s.Neev Sai Developers, accordingly the name of M/s. Neev Sai Developers came to be recorded in the record of rights column;

4.2.13. PUBLIC NOTICES:

Adv. Trupti Roge has issued the Public Notice dated July 14,2023 in Prabhat, Sakal and Economic Times and she has received no-objection;

Adv. Nilesh Sanklecha has issued the Public Notice dated May 23, 2024 in Prabhat and he has received no-objection

4.2.14. PERMISSIONS AND APPROVALS:

Commencement Certificate:

By and under its Letter bearing No. BP/Wakad/160/2025 dated December 18, 2025, PCMC has granted development permission and commencement certificate, in favour of the Firm in respect of the Said Land, on the terms and conditions set out therein

5. LITIGATIONS IF ANY: NIL




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In view of what is set out hereinabove and subject to the same, I am of opinion that, that the Firm has acquired development rights of the Said Land No.1 i.e. land admeasuring 00 Hectare 08 Ares i.e.800 sq.mtrs bearing Survey No.111/1/3 and the Firm is the absolute owner and possessor of the Said Land No.2 i.e. land admeasuring 01 Hectare 60 Ares i.e.16000 sq.mtrs bearing Survey No.111/2 being, lying and situate at Village: Wakad, Tal: Mulshi, Dist: Pune and its title thereto is clear and marketable

Place: Pune

Date: 30/12/2025



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