

Dated-17/11/2025

FORMAT -A
(Circular 28/2021 dated- 08/03/2021)

To,

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, House in Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to **ALL THAT** piece and parcel of land admeasuring an area **00 Hectare 39.51 Ares i.e. 3951 sq. mtrs. assessed at 00 Rs. 19 Paise out of Gat No.566 totally admeasuring an area 04 Hectares 94 Ares assessed at 02 Rs. 38 Paise** situated at revenue village-Wagholi, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune.

[HEREINAFTER for sake of brevity collectively referred to as "**THE SAID PROPERTY**".]

I have investigated title to the property mentioned hereinabove as per the request of **M/S. P. S. BUILDCON, R/at-101, Fortune Plaza, Thube Park, Shivajinagar, Pune-411005** and following documents i.e.

1] DESCRIPTION OF THE PROPERTY :-

ALL THAT piece and parcel of land admeasuring an area **00 Hectare 39.51 Ares i.e. 3951 sq. mtrs. assessed at 00 Rs. 19 Paise out of Gat No.566 totally admeasuring an area 04 Hectares 94 Ares assessed at 02 Rs. 38 Paise** situated at revenue village-Wagholi, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and bounded as under -

ON OR TOWARDS :-

East - Remaining land out of same gat number
South - Road
West - Remaining land out of same gat number
North - Remaining land out of same gat number

[HEREINAFTER referred to as "THE SAID PROPERTY"]

2] Photo Copy of 7/12 extract

Gat No.	Mutation Entry No.
Gat No. 566	22158

3] SEARCH REPORT FOR 30 YEARS FROM 1996 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 the title of the following Owner is clear, marketable and without any encumbrances.

OWNER OF THE LAND

Mr. Natraj Shamrao Satav

DEVELOPER OF THE LAND

M/S. P. S. Buildcon

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.




KEVIN SHAH
[ADVOCATE]

Encl: Annexure A

FORMAT - A
(Circular 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

A] I have furnished with digital 7/12 extract in respect of the said land. On perusal thereof, I note as under-

7/12 extract issued date	City Survey No.	Area (in sq. mtrs.)	Landowner Name
10/11/2025	566	3951	Mr. Natraj Shamrao Satav

B] Mutation Entry No.

Sr. No.	Gat No.	Mutation Entry No.
1	566	22158

C] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :-

i] That, Land bearing Gat No. 566 was originally belonged to Mr. Jaysinghrao Amrutrao Jadhavrao.

ii] That as per **Mutation Entry No. 107**, it appears that, the Bunding charge was recorded on the other rights column of the 7/12 extract. Further, as per **Mutation Entry No. 23137**, it appears that, Tahsildar Pune has issued order dated 10/10/2025 bearing no. HNO/KAIVI/2915/2025 and accordingly by virtue of said order, the remark of Bunding charge has been appears to be deleted / bracketed from the other rights column of the 7/12 extract.

iii] That as per **Mutation Entry No. 978**, it appears that, **Mr. Jaysinghrao Amrutrao Jadhavrao** paid the requisite amount and accordingly, Collector Pune has issued Order dated- **11/12/1984** R/w. Order dated-**26/12/1984** issued by Tahsildar Pune, and by virtue of the same, the said land has been re-granted on "New Tenure Basis". The remark of the same was recorded on the other rights column of the 7/12 extract.

iv] That as per **Mutation Entry No. 1144**, it appears that, **Mr. Jaysinghrao Amrutrao Jadhavrao** expired on 28/01/1986, leaving behind widow-Smt. Indumati Jaysinghrao Jadhavrao,

one son **Mr. Vijaysingh Jaysinghrao Jadhavrao**, two daughters **Mrs. Premlata Ajitao Nimbalkar** and **Mrs. Mrunalini Rajendra Rajeghatge** as his only legal heirs and representatives. By perusing the said mutation entry, it appears that, **Mr. Vijaysingh Jaysinghrao Jadhavrao, Mrs. Premlata Ajitao Nimbalkar and Mrs. Mrunalini Rajendra Rajeghatge** released/ relinquished their rights in respect of the said land and name of **Smt. Indumati Jaysinghrao Jadhavrao** was recorded on the 7/12 extract.

v] That as per **Mutation Entry No. 268 R/w. Mutation Entry No. 583**, it appears that, **Tahsildar Pune** has issued **Order dated 02/01/2002 bearing no. KAVI/76/2000** and as per the said order, the remark of "**New Tenure**" was deleted / bracketed and the said land was re-granted on "**Old Tenure basis**". The said remark was recorded on the other rights column of the 7/12 extract. Further, as per **Mutation Entry No. 22129**, it appears that, **Tahsildar Pune** has issued order dated 06/03/2025 bearing no. **VATAN/KAVI/79/2024** and accordingly by virtue of said order, the said remark has been appears to be deleted / bracketed from the other rights column of the 7/12 extract.

vi] That, **Smt. Indumati Jaysinghrao Jadhavrao** availed loan facility from **Bank of Baroda** by keeping the said property as security. The charge of **Bank of Baroda** was recorded on the other rights column of the 7/12 extract. Further, as per **Mutation Entry No. 6624**, it appears that, said loan has been duly re-paid and the charge of **Bank of Baroda** was deleted / bracketed from the other rights column of the 7/12 extract.

vii] That as per **Mutation Entry No. 10257**, it appears that, **Smt. Indumati Jaysinghrao Jadhavrao** expired on **21/08/2010**, leaving behind, one son – **Mr. Vijaysingh Jaysinghrao Jadhavrao**, two daughters – **Mrs. Premlata Ajitao Nimbalkar** and **Mrs. Mrunalini Rajendra Rajeghatge** as her only legal heirs and representatives. The names of **Mr. Vijaysingh Jaysinghrao Jadhavrao, Mrs. Premlata Ajitao Nimbalkar** and **Mrs. Mrunalini Rajendra Rajeghatge** were recorded on the 7/12 extract. The said Mutation Entry has not made available for my kind perusal.

viii] By Development Agreement and Power of Attorney dated– **10/06/2015**, **Mr. Vijaysingh Jaysinghrao Jadhavrao, Smt. Rajshree Vijaysingh Jadhavrao, Mr. Kunal Vijaysingh Jadhavrao, Mr. Abhishek Vijaysingh Jadhavrao, Mrs. Premlata Ajitao Nimbalkar and Mrs. Mrunalini Rajendra**

Raje Ghatge entrusted the said land for development in favour of **Paranjape Schemes (Construction) Limited**. The said Development Agreement and Power of Attorney, both dated – 10/06/2015 was registered in the office of **Sub-Registrar Haveli No.4** at Sr. Nos. 6997/2015 and 6998/2015. That as per Cancellation Deed, dated– 26/02/2024 registered in the office of **Sub-Registrar Haveli No. 4** at Sr. Nos. 4689/2024 and 4690/2024, above referred Development Agreement and Power of Attorney, both dated–10/06/2015 were duly cancelled.

ix] That as per **Mutation Entry No.13408**, it appears that, **Mrs. Premlata (Prema) Ajitao Nimbalkar** expired on 05/05/2018 leaving behind, husband– **Mr. Ajit Mukundrao Nimbalkar**, two sons – **Mr. Rahul Ajit Nimbalkar, Mr. Abhijit Ajit Nimbalkar** as her only legal heirs and representatives. However before her demise late. **Premlata (Prema) Ajitao Nimbalkar** had executed **Will**, dated-28/08/2014 registered in the office of **Sub-Registrar Haveli No.15** at Sr. No. 6252/2014. As per the said **Will**, late. **Premlata (Prema) Ajitao Nimbalkar** bequeathed her undivided share in respect of the said land in favour of her husband i.e. **Mr. Ajit Mukundrao Nimbalkar**. The name of **Mr. Ajit Mukundrao Nimbalkar** was recorded on the 7/12 extract.

x] That as per **Mutation Entry No. 19070**, it appears that, **Mr.Vijaysingh Jaysinghrao Jadhavrao** expired on 13/02/2023, leaving behind, widow-Smt. **Rajshree Vijaysingh Jadhavrao**, two sons-**Mr. Kunal Vijaysingh Jadhavrao, Mr. Abhishek Vijaysingh Jadhavrao** as her only legal heirs and representatives. The names of **Smt. Rajshree Vijaysingh Jadhavrao, Mr. Kunal Vijaysingh Jadhavrao, Mr. Abhishek Vijaysingh Jadhavrao** were recorded on the 7/12 extract. The said Mutation Entry has not been made available for my kind perusal.

xi] Further, one **Mr. Sangram Narsinghrao Jadhavrao** alongwith others filed **Special Civil Suit bearing No. 933/2023** before **Hon'ble Civil Judge Senior Division, Pune**, claiming their undivided share in respect of the said property. Further, **Mr. Sangram Narsinghrao Jadhavrao** and others have filed withdrawal Purshis under Exh. 35 and in view of the same,

Hon'ble Court has issued order, dated-10/07/2024, and as per the said order, said suit has been disposed off.

xii] By Sale-Deed dated-12/03/2025, Mr. Kunal Vijaysingh Jadhavrao, Mr. Abhishek Vijaysingh Jadhavrao, Smt. Rajshree Vijaysingh Jadhavrao, Mr. Ajit Mukundrao Nimbalkar and Mrs. Mrunalini Rajendra Rajeghatge with the consent of Mr. Rahul Ajit Nimbalkar, Mr. Abhijeet Ajit Nimbalkar, Mr. Rajendra Prataprao Rajeghatge and Mr. Indrajeet Rajendra Rajeghatge sold, transferred, conveyed and assigned the said property in favour of **Mr. Natraj Shamrao Satav**. The said Sale-Deed, dated-12/03/2025 has been duly registered in the office of **Sub-Registrar Haveli No. 15** at Sr. No. 5851/2025. The name of **Mr. Natraj Shamrao Satav** has been recorded on the 7/12 extract vide **Mutation Entry No. 22158**

xiii] That, by Development Agreement and Power of Attorney, both dated-31/03/2025, **Mr. Natraj Shamrao Satav** entrusted the said property for development in favour of **M/S. P. S. Buildcon**. The said Development Agreement and Power of Attorney both dated – 31/03/2025 has been duly registered in the office of **Sub-Registrar Haveli No. 1** at Sr. Nos. 7669/2025 and 7670/2025.

xiv] Further, **M/S. P. S. Buildcon** got the layout plans sanctioned from **PMRDA** vide its **Commencement Certificate** dated- 06/11/2025 in respect of the said property.

D] I have caused the online search for the years i.e. 1996-2025 on the website-www.igrmaharashtra.gov.in in respect of the said property. From the available records I state that no documents evidencing any subsisting mortgage, charge, encumbrances were found entered. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, the aforesaid developer i.e. **M/S. P. S. Buildcon** have a clean, clear and marketable title towards the said property respectively.

E] Any other relevant title- No

F] Litigations if any- No.



KEVIN SHAH
[ADVOCATE]