



GAJANAN B. DHAYGUDE (PATIL)
B.S.L.L.B
ADVOCATE

956, Near Nirmal English School, Vijay Nagar, Kalewadi, Pune - 17
Email : advdhaygude77@gmail.com, adv_dhaygude@yahoo.com
Mobile No. 9822437427, 9011091019

To

Maha RERA



LEGAL TTILE REPORT

Sub : Title Clearance Certificate with respect to A) Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hecter 39.5 Ares i.e. 3950 square meters B) Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hecter 20.5 Ares i.e. 2050 square meters C) Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hecter 7.50 Ares i.e. 750 square meters D) Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hecter 20 Ares i.e. 2000 square meters E) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hecter 03 Ares i.e. 300 square meters F) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hecter 03 Ares i.e. 300 square meters G) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hecter 05 Ares i.e. 500 square meters H) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hecter 08 Ares i.e. 800 square meters I) Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hecter 40 Ares i.e. 4000 square meters situated at Village : Borhadewadi, Taluka : Haveli, District : Pune (hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of 1. Mr. Shivaji Dashrath Ozarkar & other 2. Mr. Yeshwant Maruti Borhade and other Mr. Vishnu M/s. Kasata Properties through its Partner Mr. Nilesh Madhukar Newale & other and following documents i.e. -

1) DESCRIPTION OF THE PROPERTY :-

A) All that piece and parcel of Property bearing Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hecter 39.5 Ares i.e. 3950 square meters out area admeasuring 01 Hecter 22 Ares plus potkharaba 00 Hecter 65 Ares i.e. total area admeasuring 01 Hecter 87 Ares assessed at 04 Rs. 78 Paise situated at Village : Borhadewadi, Taluka : Haveli, District : Pune lying and within the limits of Registration District and Sub -

Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 752 & 753
On or towards West : By Property bearing its Gat No. 756 of Mr.
Yeshwant Maruti Borhade & other
On or towards South : By remaining Property Gat No. 741
On or towards North : By remaining Property Gat No. 741

B) All that piece and parcel of Property bearing **Gat No. 755 (Old Gat No. 1118)** area admeasuring **00 Hector 20.5 Ares i.e. 2050 square meters** out area admeasuring 00 Hector 19 Ares plus potkharaba 00 Hector 30 Ares i.e. total area admeasuring 00 Hector 49 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 741 & 754
On or towards West : By Property bearing Gat No. 756
On or towards South : By remaining Property of Gat No. 755
On or towards North : By Gat No. 741

C) All that piece and parcel of Property bearing **Gat No. 741 (Old Gat No. 1104)** area admeasuring **00 Hector 7.50 Ares i.e. 750 square meters** out area admeasuring 01 Hector 22 Ares plus potkharaba 00 Hector 65 Ares i.e. total area admeasuring 01 Hector 87 Ares assessed at 04 Rs. 78 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 752 & 753
On or towards West : By Property bearing Gat No. 755
On or towards South : By 31 meter D. P. Road
On or towards North : By remaining Property bearing
Gat No. 741

D) All that piece and parcel of Property bearing **Gat No. 755 (Old Gat No. 1118)** area admeasuring **00 Hector 20 Ares i.e. 2000 square meters** out area admeasuring 00 Hector 19 Ares plus potkharaba 00 Hector 30 Ares i.e. total area



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admeasuring 00 Hector 49 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 754
On or towards West : By Property bearing Gat No. 756
On or towards South : By Main Road
On or towards North : By D. P. Road

E) All that piece and parcel of Property bearing **Gat No. 756 (Old Gat No. 1119)** area admeasuring **00 Hector 03 Ares i.e. 300 square meters** out area admeasuring 00 Hector 17 Ares plus potkharaba 00 Hector 25 Ares i.e. total area admeasuring 00 Hector 42 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 755
On or towards West : By Property bearing Gat No. 757
On or towards South : By remaining property of Gat No. 756 of Nisha Chaudhari
On or towards North : By Gat No. 756 of Mr. Subramniyam Panchratnam

F) All that piece and parcel of Property bearing **Gat No. 756 (Old Gat No. 1119)** area admeasuring **00 Hector 03 Ares i.e. 300 square meters** out area admeasuring 00 Hector 17 Ares plus potkharaba 00 Hector 25 Ares i.e. total area admeasuring 00 Hector 42 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 755
On or towards West : By Property bearing Gat No. 757
On or towards South : By remaining property of Gat No. 756 of Mr. Pradeep Bhise



On or towards North : By Gat No. 756 of Mrs. Rajiya
Mujawar

G) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 05 Ares i.e. 500 square meters bearing Private Plot No. 1 out area admeasuring 00 Hector 17 Ares plus potkharaba 00 Hector 25 Ares i.e. total area admeasuring 00 Hector 42 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 755
On or towards West : By Property bearing Gat No. 757
On or towards South : By 31 meter D. P. Road
On or towards North : By Property of M/s. Kasata Properties

H) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 08 Ares i.e. 800 square meters Corresponding Plot No. 4 out area admeasuring 00 Hector 17 Ares plus potkharaba 00 Hector 25 Ares i.e. total area admeasuring 00 Hector 42 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 755
On or towards West : By Property bearing Gat No. 757
On or towards South : By property of Mr. Mujawar
On or towards North : By Property of Mr. Badave

I) All that piece and parcel of Property bearing Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hector 40 Ares i.e. 4000 square meters out area admeasuring 00 Hector 21 Ares plus potkharaba 00 Hector 33 Ares i.e. total area admeasuring 00 Hector 54 Ares assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property bearing Gat No. 756



7/1/8

On or towards West : By adjacent Borade Wasti
On or towards South : By Road
On or towards North : By remaining Property of Gat No.
757 area admeasuring 00 H. 14 R.

2) The documents of allotment of Plot :

- A) Present Owner i.e. Mr. Shivaji Dashrath Ozarkar & Other were owned and possessed Property mentioned in the Schedule 1 A is an Ancestral Property.

Present Owner i.e. Mr. Shivaji Dashrath Ozarkar & Other were given the said property mentioned in the Schedule A to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its Sr. No. 2697/2013 & 2698/2013 respectively.

- B) Present Owner i.e. Mr. Yeshwant Maruti Borhade and other were owned and possessed Property mentioned in the Schedule B is an Ancestral Property.

Present Owner i.e. Mr. Yeshwant Maruti Borhade and other were given the said property mentioned in the Schedule B to the Present Developers / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its Sr. No. 5674/2016 & 5675/2016 respectively.

- C) Previous Owner i.e. Smt. Kamal Bhikoba Ozarkar and other owned and possessed Property mentioned in the Schedule C is an Ancestral Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule C from Previous Owner i.e. Smt. Kamal Bhikoba Ozarkar and other by way of Sale Deed bearing its Sr. No. 2700/2013.

- D) Previous Owner i.e. Mr. Nathu Dharu Borhade and other owned and possessed Property mentioned in the Schedule D is an Ancestral Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule D from Previous Owner i.e. Mr. Nathu Dharu Borhade and other by way of Sale Deed bearing its Sr. No. 4388/2011.

- E) Previous Owner i.e. Mrs. Rajiya Yunus Mujawar and other were owned and possessed Property mentioned in the Schedule E is Self Acquire Property.

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Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule E form Previous Owner i.e. Mrs. Rajiya Yunus Mujawar and other by way of Sale Deed bearing its Sr. No. 4390/2011.

- F) Previous Owner i.e. Dr. Kishor Sitaram Pandit owned and possessed Property mentioned in the Schedule F is Self Acquire Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule F form Previous Owner i.e. Dr. Kishor Sitaram Pandit by way of Sale Deed bearing its Sr. No. 4390/2011.

- G) Previous Owner i.e. Mr. Pradeep Manik Bhise owned and possessed Property mentioned in the Schedule G is Self Acquire Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule G form Previous Owner i.e. Mr. Pradeep Manik Bhise by way of Sale Deed bearing its Sr. No. 9204/2011.

- H) Previous Owner i.e. Mr. Subramanyam Panchratnam owned and possessed Property mentioned in the Schedule H is Self Acquire Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule H form Previous Owner i.e. Mr. Subramanyam Panchratnam by way of Sale Deed bearing its Sr. No. 1028/2011.

- I) Previous Owner i.e. Mr. Akabarali Karim Shaikh owned and possessed Property mentioned in the Schedule I is Self Acquire Property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule G form Previous Owner i.e. Mr. Akabarali Karim Shaikh by way of Sale Deed bearing its Sr. No. 389/2011.

- 3) 7 X 12 Extract or property issued by Hon'ble Talathi Officer and Hon'ble Tahsildar So.

- A) Gat No. 741 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

- B) Gat No. 755 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

- C) Gat No. 756 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

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D) Gat No. 757 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

4) Search Report in respect of the Property mentioned in the Schedule No. 1 for 30 years from 1992 to 2021

2. 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 (following Owner / Promoter / Developers / Company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

SR. NO.	OWNERS OF THE LAND	GAT NO.	AREA
1.	MR. SHIVAJI DASHRATH OZARKAR & OTHER	741	00 H. 39.5 R
2.	MR. YESHWANT MARUTI BORAHDE & OTHER	755	00 H. 20.5 R
3.	M/S. KASATA PROPERTIES	741	00 H. 7.5 R
4.	M/S. KASATA PROPERTIES	755	00 H. 20 R
5.	M/S. KASATA PROPERTIES	756	00 H. 03 R
6.	M/S. KASATA PROPERTIES	756	00 H. 03 R
7.	M/S. KASATA PROPERTIES	756	00 H. 05 R
8.	M/S. KASATA PROPERTIES	756	00 H. 08 R
9.	M/S. KASATA PROPERTIES	757	00 H. 40 R

(2) Qualifying comments / remarks if any - Not Applicable

3. The report reflecting the flow of the title of the (Owner / Promoter / Developers / Company) on the said land in enclosed herewith as annexure.

Encl : Annexure.



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GAJANAN B. DHAYGUDE
ADVOCATE

Gajanan B. Dhaygude (Patil)
Advocate



956, Vijay Nagar, Near Nirmal Sch.,
Kalewadi, Pimpri, Pune - 411 017.
Mobile : 9822437427



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B.S.L.L.L.B
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956, Near Nirmal English School, Vijay Nagar, Kalewadi, Pune – 17
Email : advdhaygude77@gmail.com, adv_dhaygude@yahoo.com
Mobile No. 9822437427, 9011091019

FORMAT - A

(CIRCULAR NO. 28/2021)


FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 X 12 Extract / P. R. Card as on date of application for registration
- 2) Mutation Entry
- 3) Search Report for 30 years from 1991 to 2020 taken from Sub-Registrar Office at Pune
- 4) Any other relevant title.
- 5) Litigation if any – Not Applicable.

Date : 28/04/2021




GAJANAN B. DHAYGUDE
ADVOCATE

Gajanan B. Dhaygude (Patil)
Advocate



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Kalewadi, Pimpri, Pune - 411 017.
Mobile : 9822437427