



R. J. Dabhade (Advocate)
M.Com., L.L.B.

Office : Above Janata Bank, Opp. S.T. Depo, Talegaon Dabhade (Station),
Tal. Maval, Dist. Pune-410507. Mob. : 9822547417

Ref. :

Date : 12/08/2025

FORMAT - A

To

Hon'ble MahaRERA Authority

At: -6th& 7th Floor, Housefin Bhavan,

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

Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Land admeasuring about **H 00=40.28.45 Ri.e.4028.45 Sq. Meter** out of land bearing Survey No **51, Hissa No 1/6/2/2** of Village **Talegaon Dabhade**, Tal.Maval, Dist.Pune and within the limits of **Talegaon Dabhade Municipal Council**.

I have investigated the title of the said plot/land on the request of (**Oshan Constructions**) and following documents i.e.: -

1) DESCRIPTION OF THE PROPERTY.

A) All that piece and parcel of land admeasuring about **H 00 =40.28.45 R i.e.4028.45 Sq. Meter**, bearing Survey No. 51Hissa no.1/6/2/2 laying, being and situated at Village Talegaon Dabhade, Tal.Maval, Dist. Pune.

2) THE DOCUMENTS OF ALLOTMENT OF PLOT.

1. Copies of 7/12 extracts and Mutation Entries thereon from the year 1980 to 2024

2. Copies of 7/12 extracts of Survey No. 51 Hissa no.1/6/2/2

3. 7/12 extracts issued by Talathi / from online Portal and Mutation Entries bearing

Nos.,14648,19531,14345,23778,9603,9658,11834,21108,21777,21556,21555,238
26.

4. **SEARCH REPORT** for 44 years from **1980** till **2024**.

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 title of **Oshan Constructions** a registered partnership firm, represented by Partners **Mr. Hemant Laxman Kanchan & Mrs. Vibhavari Ravindranath Dabhade**. As the developer, in respect of property describe in below Para, the property is clean and clear, without any encumbrances.

OWNERS OF THE LAND

(1) Survey No **51** Hissa No **1/6/2/2**. (LAND = 40.28.45 R I.E.4028.45 SQ. METER).

Sr.no.	OWNERS OF THE LAND
1.	Oshan constructions through their partners Mr. Hemant Laxman Kanchan and Mrs. Vibhavari Ravindranath Dabhade
2.	Mr. Kailas Khandu Takale

(4) QUALIFYING COMMENTS/REMARKS IF ANY - **NA**.

3/- The report reflecting the flow of the title of the (**OSHAN CONSTRUCTIONS**) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:12.08.2025


Advocate.

Ms. Dabhade R. G.
(Advocate M. Com. LL. B.)
At. Post. T. G. H. Tal. Maval
Dist. Pune-410 507

SURVEY NO 51 HISSA NO 1,6,2,2-DESCRIPTION OF PROPERTY

All that piece and parcels of land bearing Sr. No. 51Hissa No 1,6,2,2having admeasuring area **4028.45 square Meters** to property of **Village Talegaon- Dabhade**, Tal-Maval, Dist-Pune within the limits of Talegaon Dabhade Municipal Council, Tal-Maval, Dist-Pune and bounded as Under

On or towards East : Land Sr.No.53 Part

On or towards South :Plot No.51/1/6/2/7, Colony Road

On or towards West :Survey No 51

On or towards North :Part of Land Sr.no 51/1/6/2/1

A) As per the SALE DEED all that piece and parcel of land admeasuring about **H 00 = 8 R i.e.800 Sq. Meter**, bearing Survey No. 51 Hissa no.7, laying, being and situated at Village Talegaon Dabhade, Tal.Maval, Dist. Pune.

B) As per the SALE DEED all that piece and parcel of land admeasuring about **H 00 = 30 R i.e.3000 Sq. Meter**, bearing Survey No. 51 Hissa no.7, laying, being and situated at Village Talegaon Dabhade, Tal.Maval, Dist. Pune.

C) As per the DEVELOPMENT AGREEMENT all that piece and parcel of land admeasuring about **H 00 = 9.375 R i.e.937.5 Sq. Meter**, bearing Survey No. 51 Hissa no.7, laying, being and situated at Village Talegaon Dabhade, Tal.Maval, Dist. Pune.

1) DESCRIPTION OF PROPERTY'S -

A) All that piece and parcel of Land admeasuring about H 00 = 8 R out of total area admeasuring about 00 H 78R,bearing Survey **No.51, Hissa No. 7** lying, being and situated at village **Talegaon Dabhade, Tal. Maval, Dist. Pune** and within the limits of Talegaon Dabhade Municipal Council and within jurisdiction of Sub Registrar Maval, Dist. Pune and which is bounded as follows :-

On or Towards East:- Land of Survey No 53

On or Towards South:-Remaining property(Lalgude) of Survey No. 51/7

On or Towards West:- Remaining property(Dashrath Takale) of Survey No. 51/7

On or Towards North: - Survey No 50 And D.P Road

B) All that piece and parcel of Land admeasuring about H 00 = 30 R out of total area admeasuring about 00 H = 78 R, bearing Survey No.51, Hissa No. 7 lying, being and situated at village Talegaon Dabhade, Tal. Maval, Dist. Pune and within the limits of Talegaon Dabhade Municipal Council and within jurisdiction of Sub Registrar Maval, Dist. Pune and which is bounded as follows: -

On or Towards East:- Survey No 51/7

On or Towards South: -Mhada Colony Road

On or Towards West:- Survey No 51, Hissa No. 1 to 6

On or Towards North: -Survey No 50 & D.P Road

C) All that piece and parcel of Land admeasuring about H 00 = 9.375 R out of total area admeasuring about 00 H = 78 R, bearing Survey No.51, Hissa No. 7 lying, being and situated at village Talegaon Dabhade, Tal. Maval, Dist. Pune and within the limits of Talegaon Dabhade Municipal Council and within jurisdiction of Sub Registrar Maval, Dist. Pune and which is bounded as follows:

On or Towards East: -Survey No 53 & Road

On or Towards South:-Survey No. 51 ,Hissa No 7

On or Towards West: -Survey No. 51 ,Hissa No 7

On or Towards North: - Survey No. 51 ,Hissa No 7

LIST OF DOCUMENTS SUBMITTED BY CLIENT AND REFERRED TO HEREIN IN RESPECT OF SUBJECT PROPERTIES: -

1. Copies of 7/12 extracts and Mutation Entries thereon.
2. Copy of **Sale Deed dated 22/03/2017** duly registered under Serial No. **1808/2017** with Sub – Registrar Maval No. 2 Pune.
3. Copy of **Sale Deed dated 22/08/2017** duly registered under Serial No. **3170/2017** with Sub – Registrar Lonavala, Pune.
4. Copy of **Development Agreement dated 18/02/2019** duly registered under Serial No. **1323/2019** with Sub – Registrar Talegaon Dabhade, Maval No. 2, Pune.
5. 7/12 extracts issued by Talathi / from online Portal and Mutation Entries bearing Nos.14648,19531,14345,23778,9603,9658,11834,21108,21777,21556,21555, 23826.

The above said plots and the adjacent Plot of Sr.No.51 Hissa 1 to 6 admeasuring area 90.40 R. are **amalgamated** and sanctioned through **commencement No.CBTDM/B/2024/APL/01035** of Talegaon Dabhade Municipal Council and submitted for Sub-Division of Plots towards Nagar Bhumapan Vadgaon Maval and doing the Ka Ja Pa (Sub Division) the plots are divided in various **Survey No.numbers as 51/1/6/2/1 to 51/1/6/2/9** as per the **mutation entry No.23826** from which the **Plot No.51/1/6/2/2** is owned and possessed by **Oshan Constructions** through their Partners Mr. Hemant Laxman Kanchan, Mrs. Vibhavari Ravindranath Dabhade and Mr. Kailas Khandu Takale.

OBSERVATIONS IN RESPECT OF THE PROPERTY MENTIONED IN PARA THEREOF ARE AS UNDER: -

FLOW OF THE TITLE

Originally in the year 1980 the said land Sr.No.51/1 to 6 was owned & possessed by **MR.PANDURANG LADBHAU KHANDGE** bearing Sr. No.51/1 to 6 having admeasuring area 02 H.26 Ares, Aakar Rs.06-44 Paise of Village Talegaon Dabhade, Tal-Maval, Dist-Pune.

It is also before me that, **MR.PANDURANG LADBHAU KHANDGE** made and executed will dated 30/01/2000 & implementation as per will he mentions $\frac{1}{2}$ share given to MR.RAVINDRA PANDURANG KHANDGE and $\frac{1}{2}$ share given to MR.RUSHIKESH DILIP KHANDGE and NILAM DILIP KHANDGE. (**Mutation Entry No.14648**)

It is also before me that, **MR.PANDURANG LADBHAU KHANDGE** was expired on 15/02/2001 and implementation as per will and MR.RAVINDRA PANDURANG KHANDGE, MR.RUSHIKESH DILIP KHANDGE and NILAM DILIP KHANDGE's names were recorded in the record of rights vide (**Mutation Entry No.14648**)

It is also before me that, on dated 24/06/2011 1) MR.DILIP PANDURANG KHANDGE, 2) MR.RUSHIKESH DILIP KHANDGE Through its P.A.Holder MR.DILIP PANDURANG KHANDGE, 3) NILAM DILIP KHANDGE sold the Part of land Sr. No. 51/1/6 out of which 00H-90.4 Area in favour of MR.VISHWANATH JAYWANTRAO DABHADE, MR.DWARKANATH JAYWANTRAO DABHADE, MR.RAVINDRANATH JAYWANTRAO DABHADE, MR.SURENDRANATH JAYWANTRAO DABHADE, MR.PANDHARINATH JAYWANTRAO DABHADE, MRS.LAXMI RATNAKAR DUMBRE

&MRS.RUKMINI RAJENDRA THOPTe by Sale deed dated 24/06/2011. Which is registered in the office of S.R. Vadgaon-Maval at Serial No.4501/2011& all are became the owners of the said property & their names of mutated on 7/12 extract of said property. (**Mutation Entry No.19531**)

It is also before me that, MR.VISHWANATH JAYWANTRAO DABHADE, MR.DWARKANATH JAYWANTRAO DABHADE, MR.PANDHARINATH JAYWANTRAO DABHADE, MRS.LAXMI RATNAKAR DUMBRE & MRS.RUKMINI RAJENDRA THOPTe executed general power of attorney in favour of MR.RAVINDRANATH JAYWANTRAO DABHADE & MR.SURENDRANATH JAYWANTRAO DABHADE of the said property which is registered in the office of S.R. Vadgaon-Maval at Serial No.4502/2011.

It is also before me that, on dated 31/12/2015 Sub Divisional officer Pune granted the permission for N.A.Non agricultural use by their order No.land/NA/S.R./240/2015.

It is also before me that, on 03.01.2022 Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade & others submitted layout plans to Talegaon Dabhade for sub division of Plots on the above property to chief officer Talegaon Dabhade Municipal Council & which is tentative sanctioned by chief officer Talegaon Dabhade Municipal Council & issued Commencement Certificate dated 08.08.2022 By their outward Number नमि/आप/कादि/२/३६४६/२०२२ and on 29/12/2023 Layout for subdivision of various plots final approval was granted by chief officer Talegaon Dabhade Municipal Council by their outward No. CBTDM/LF/2023/APL/00008, Dated 29/12/2023.

It is also before me that Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade & others submitted building plan for construction of new building Namely "**Oshan Vivara**" on above plot.

It is also before me that, Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade & others submitted plan Talegaon Dabhade Municipal Council and which is sanctioned by chief officer Talegaon Dabhade Municipal Council

& accordingly and land Sr.No.51/1/6/2 & Sr.No.51/7 is divided in to various plots by order by Lands Record City survey officer Maval dated 19/03/2024 as per order the above land is divided in to Plot No.51/1/6/2/1 To 51/1/6/2/9 and accordingly MR.VISHWANATH JAYWANTRAO DABHADE, MR.DWARKANATH JAYWANTRAO DABHADE, MR.RAVINDRANATH JAYWANTRAO DABHADE, MR.SURENDRANATH JAYWANTRAO DABHADE, MR.PANDHARINATH JAYWANTRAO DABHADE, MRS.LAXMI RATNAKAR DUMBRE & MRS.RUKMINI RAJENDRA THOPTE & Mr.Kailas Khandu Takale became the absolute owner of the land survey no.51/1/6/2/1 to 51/1/6/2/9 their names are mutated on 7/12 extract of said property (**Mutation Entry No.23778**)

Land Sr.No.51/7

Originally in the year 1980 the said land Sr.No.51/7 was owned & possessed by **MR.DAMU SHIVA TAKLE** having area measuring 00 H.78 Ares, Aakar Rs.02-31 Paise of Village Talegaon Dabhade, Tal-Maval, Dist-Pune.

It is also before me that, **MR.DAMU SHIVA TAKLE** expired on 01/08/1985 and after his death **MR. MR.DASHRATH DAMU TAKALE, MR.KHANDU DAMU TAKALE** and **KASABAI GANPAT LALGUDE**'s names were recorded in the record of rights vide (**Mutation Entry No.9603**)

It is also before me that, on date 21.11.1985 **MR. MR.DASHRATH DAMU TAKALE** repaid the tagai loan and remark of tagai loan was deleted from 7/12 extract of said land. (**Mutation Entry No.9658**)

It is also before me that, on dated 24.01.1994 **KASABAI GANPAT LALGUDE** executed release deed in favour of **MR. MR.DASHRATH DAMU TAKALE & MR.KHANDU DAMU TAKALE & KASABAI GANPAT LALGUDE**'s names was deleted from 7/12 extract of the said land. (**Mutation Entry No.11834**)

It is also before me that, the land Sr.No.51/7 was divided between **MR. MR.DASHRATH DAMU TAKALE & MR.KHANDU DAMU TAKALE** by Partition Deed & their names were mutated on 7/12 extract of the said land (**Mutation Entry No.21108**)

It is also before me that, on 31/12/2015 **MR. MR.DASHRATH DAMU TAKALE, MR.KHANDU DAMU TAKALE** & their other co sharers sub divided the land

Sr.No.51/7 by partition deed and which is registered before S.R.maval 2 bearing Sr.No.7664/2015 and accordingly MR.KHANDU DAMU TAKALE became the owner of 00H-36 Are, MR.DASHRATH DAMU TAKALE became the owner of 00H-37 Are, **(Mutation Entry No. 21108)**

It is also before me that, on 22/03/2017 MR.KHANDU DAMU TAKALE & their partition deed between his sons & daughter of & accordingly MR.KHANDU DAMU TAKALE became the owners of 00 H-08 are, Mr.Vilas Khandu Takale became the owners of 00 K-14 are, Mr.Kailas Khandu Takale became the owner of 00H-14 Are. **(Mutation Entry No.21777)**

It is also before me that, on dated 22/03/2017 Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade Purchased the land Sr.No. 51/7 area 00 H-08 Are from MR.KHANDU DAMU TAKALE & others by Deed of Sale and which is registered before S.R.maval 2 bearing Sr.No.1808/2017 **(Mutation Entry No.21556)**

It is also before me that, On dated 22/08/2017 Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade Purchased the land Sr.No. 51/7 area 00 H-30 Are from MR.DASHRATH DAMU TAKALE & others by Deed of Sale and which is registered before S.R.Lonavala bearing Sr.No.3107/2017 **(Mutation Entry No.21555)**

It is also before me that, on dated 18/02/2019 Mr.Kailas Khandu Takale & others executed Development Agreement in favour of Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade the land Sr.No. 51/7 area 00 H-9.375 Are and which is registered before S.R.Maval 2 bearing Sr.No.1323/2019.

It is also before me that, on dated 18/02/2019 Mr.Kailas Khandu Takale & others executed Power of Attorney in favour of Oshan Construction through their partner Mr.Hemant Laxman Kanchan & Mrs.Vibhavari Ravindranath Dabhade the land Sr.No. 51/7 area 00 H-9.375 Are and which is registered before S.R.Maval 2 bearing Sr.No.1324/2019.

It is also before me that, on 30/01/2021 Mutation Entry No 23826 is certified by revenue officer for correction of Sr.No.51/1/6/2/2, 51/1/6/2/7, 51/1/6/2/8 & 51/1/6/2/9 of Village Talegaon Dabhade.

It is also before me that, on 26/08/2024 Mr. Kailas Khandu Takle through their P.A.Holder Oshan Construction through their partner

Mr.Hemant Laxman Kanchan submitted building plan for construction of new building on above land to Talegaon Dabhade Municipal Council of which is sanction by chief officer by out ward no. CBTDM/B/2024/APL/01035Dated 26/08/2024.

Land Sr. No. 51/1/6/2/2 having admeasuring area 4028.45 Square Meters.

A. Land Sr. No. 51/1/6/2/2 having admeasuring area 4028.45 square Metersas on date of application for registration.

SEARCH REPORT FOR 44 YEARS FROM 1980 TILL 2024 TAKEN FROM SUB REGISTRAR OFFICE AT MAVALAT TALEGAON DABHADE PUNE-

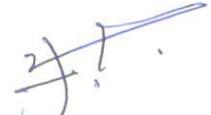
The Search Report from the year 1980 to 2024i.e for the last 44 Years in the office of Sub Registrar Maval at Talegaon Dabhade in respect of the property mentioned below vide **E Challan No. MH013163383202425E, Dated 25/12/2024.**

LITIGATIONS IF ANY- No litigation appears upon said property from the search report.

Conclusion: -On the basis of documents supplied by client and conducted search, I opine that title of properties described in para (1) above is clean, clear, marketable and free from any encumbrance and that -

Pune

Date-12.08.2025


Advocate

Ms. Dabhade R. J.
(Advocate M. Com. LL. B.)
At. Post. T. G. H. Tal. Maval
Dist. Pune-410 507