



Date: 01/02/2026

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

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

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to following lands totally admeasuring an area **01 Hectare 20 Ares i.e. 12000 Sq. Mtrs.** out of land bearing **CTS No.1571** situated, lying and being at revenue **village-Mundhwa, Taluka-Pune City, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is bounded as follows:-

- 1] land bearing **Survey No. 89A/5A** admeasuring an area **00 Hectare 30 Ares assessed at 01 Rs. 68 Paise**
- 2] land bearing **Survey No. 89A/5B** admeasuring an area **00 Hectare 30 Ares assessed at 01 Rs. 69 Paise**
- 3] land bearing **Survey No. 89A/6** admeasuring an area **00 Hectare 60 Ares assessed at 01 Rs. 62 Paise**

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

I have investigated title to the property more particularly described hereunder at the request of **MUNDHWA INFRA LLP**, Having office at- Office No.7, Amar Avinash Corporate City, Above HSBC Bank, Plot No.A, CTS No.11, Bund Garden Road, Pune-411001 and I have to state my opinion as follows and following documents i.e.

A] DESCRIPTION OF THE PROPERTY-

ALL THAT piece and parcel of following lands totally admeasuring an area **01 Hectare 20 Ares i.e. 12000 Sq. Mtrs.** out of land bearing **CTS No.1571** situated, lying and being at revenue **village-Mundhwa, Taluka-Pune City, District-Pune**

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within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is bounded as follows :--

- 1] land bearing **Survey No. 89A/5A** admeasuring an area **00 Hectare 30 Ares** assessed at **01 Rs. 68 Paise**
- 2] land bearing **Survey No. 89A/5B** admeasuring an area **00 Hectare 30 Ares** assessed at **01 Rs. 69 Paise**
- 3] land bearing **Survey No. 89A/6** admeasuring an area **00 Hectare 60 Ares** assessed at **01 Rs. 62 Paise**

All together bounded as under :--

ON OR TOWARDS

EAST : Survey No.89 (Part)
SOUTH : Railway Line
WEST : Survey No.86 & Road
NORTH : Survey No.89 (Part)

[Hereinafter referred to as 'the said property']

2] THE DOCUMENTS GIVEN FOR PERUSAL :-

- I) Photo Copies of relevant 7/12 extracts/ property register card.
- II) Photo Copies of relevant Mutation Entries.
- III) Photo Copy of the **Sale Deed, dated-23/07/1958** registered in the office of **Sub-Registrar Haveli No. 2** at Sr. No. **859/1958** executed by **Mr. Jagannath Pandurang Pathare, Mr. Digambar Pandurang Pathare** in favour of **Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre.**
- IV) Photo Copy of the **Sale Deed, dated-18/01/1960** registered in the office of **Sub-Registrar Haveli No. 2** at Sr. No. **59/1960** executed by **Mr. Haribhau Dhondiba Pathare, Mr. Dnyanoba Dhondiba Pathare, Mr. Dattatray Dhondiba Pathare, Mr. Sopan Krishnaji Pathare, Mr. Narayan Krishnaji Pathare and Smt. Anusayabai Krishnaji Pathare** in favour of **Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre..**
- V) Photo Copy of the **Partition Deed, dated-06/09/2023** registered in the office of **Sub-Registrar Haveli No.9** at Sr. Nos. **8587/2013** executed by and between **Mr. Prakash Dnyanoba Kodre, Mr. Vasant Dnyanoba Kodre, Mrs.**



Surekha Chandrakant Galkwad and Mrs. Pramila Dattatray Jejurkar

- VI) Photo Copy of the Gift Deed, dated-12/01/2023 registered in the office of Sub-Registrar Haveli No.3 at Sr. Nos.1124/2023 executed by Mrs. Surekha Chandrakant Galkwad in favour of Mrs. Pramila Dattatray Jejurkar.
- VII) Photo Copy of the Development Agreement and Power of Attorney, both dated-05/05/2024 registered in the office of Sub-Registrar Haveli No.23 at Sr. Nos. 10504/2024 and 10505/2024 respectively on 08/05/2024 executed by [1]Smt. Pramila Dattatray Jejurkar, [2]Mr. Rohit Dattatray Jejurkar, [3]Mr. Harshal Dattatray Jejurkar and [4]Mr. Amit Dattatray Jejurkar in favour of Mundhwa Infra LLP.

3] Photo Copy of 7/12 extract

Survey No.	Mutation Entry No.
Survey No. 89A/5A	2085, 3083, 5852, 2132, 12284,
Survey No. 89A/5B	11840, 1469
Survey No. 89A/6	
CTS No.1571	

4] **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 & DEVELOPER OF THE LAND

[1]Smt. Pramila Dattatray Jejurkar, [2]Mr. Rohit Dattatray Jejurkar, [3]Mr. Harshal Dattatray Jejurkar and [4]Mr. Amit Dattatray Jejurkar

DEVELOPER:

MUNDHWA INFRA LLP

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

Encl: Annexure A



Kevin Shah
KEVIN SHAH
[ADVOCATE]

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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 –

Survey No.	Hissa No	Area H - R - P	Landowner Name	7/12 extract issued date
89/A	5A	00 Hectare 30 Ares	Mr. Amit Dattatray Jejurkar	2024-25
89/A	5B	00 Hectare 30 Ares	Mr. Rohit Dattatray Jejurkar	2024-25
89/A	6 part	00 Hectare 30 Ares	Mr. Harshal Dattatray Jejurkar, through his Natural Guardian Mr. Dnyanoba Kodre Sadba	2024-25
89/A	6 part	00 Hectare 30 Ares	Mr. Dnyanoba Sadba Kodre	2024-25

B] Mutation Entry No.

Sr. No.	Survey No.	Mutation Entries
1	Survey No. 89A/5A	2085, 3083, 5852, 2132, 12284, 11840, 1469
2	Survey No. 89A/5B	
3	Survey No. 89A/6	
4	CTS No.1571	

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

1] The lands bearing Survey No. 89A/5A and 89A/5B were earlier owned by Mr. Jagannath Pandurang Pathare and Mr. Digambar Pandurang Pathare.

2] By Sale Deed, dated-23/07/1958 Mr. Jagannath Pandurang Pathare and Mr. Digambar Pandurang Pathare sold and transferred the above mentioned lands bearing Survey No.

[Signature]



- 89A/5A and 89A/5B to Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre. The said Sale Deed, dated-23/07/1958 has been registered in the office of Sub-Registrar Haveli No. 2 at Sr. No. 859/1958. The names of Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre were entered to the record of rights vide Mutation Entry No. 2085.
- 3] The land bearing Survey No.89A/6 was earlier owned by Mr. Haribhau Dhondiba Pathare, Mr. Dnyanoba Dhondiba Pathare, Mr. Dattatray Dhondiba Pathare, Mr. Sopan Krishnaji Pathare, Mr. Narayan Krishnaji Pathare and Smt. Anusayabai Krishnaji Pathare.
- 4] By Sale Deed, dated-18/01/1960 Mr. Haribhau Dhondiba Pathare, Mr. Dnyanoba Dhondiba Pathare, Mr. Dattatray Dhondiba Pathare, Mr. Sopan Krishnaji Pathare, Mr. Narayan Krishnaji Pathare and Smt. Anusayabai Krishnaji Pathare sold and transferred the land bearing Survey No. 89A/6 to Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre. The said Sale Deed, dated-18/01/1960 has been registered in the office of Sub-Registrar Haveli No. 2 at Sr. No. 59/1960. The names of Mr. Nivrutti Sadba Kodre and Mr. Dnyanoba Sadba Kodre were entered to the record of rights vide Mutation Entry No. 2132.
- 5] As per order District Inspector Land Revenue under the Maharashtra State Weight and Measurement Act, 1959 and Indian Coin Act, 1955, the old system decimal (dashmaan) was converted into Akarband (Assessment) and same is recorded in 7 x 12 extract by Mutation Entry No.3083.
- 6] It appears from Mutation Entry No. 3112 that, in the year 1971 (1) Mr. Nivrutti Sadba Kodre & (2) Mr. Dnyanoba Sadba Kodre have applied and given statement to Hon. Gaonkangar Talathi, Mundhwa, in respect of Survey No.49/1, 86/2, 89A/5A, 89A/5B and 89A/6 for the distribution of the said lands. As per the said mutation entry lands bearing Survey No. 89A/5A, 89A/5B and 89A/6 have been allotted to the sole and exclusive share of the Dnyanoba Sadba Kodre and the balance lands have been allotted to the sole and exclusive share of Mr. Nivrutti Sadba Kodre.
- 7] As per Case No.Vatap/85/SR2/97, dated-19/11/1997 passed by Hon'ble Tahasildar, Haveli, Pune, u/s. 85 of the Maharashtra Land Revenue Code, the said lands have been

distributed / partitioned between the family members of **Mr. Dnyanoba Dnyanobasadba Kodre** and the same was entered on 7 x 12 extract by **Mutation Entry No.5852** as follows :--

Survey No.	Hissa No	Area H - R - P	Distributed in the name of
89/A	5A	00 Hectare 30 Ares	Mr. Amit Dattatray Jejurkar
89/A	5B	00 Hectare 30 Ares	Mr. Rohit Dattatray Jejurkar
89/A	6 part	00 Hectare 30 Ares	Mr. Harshal Dattatray Jejurkar, through his Natural Guardian Mr. Dnyanoba Sadba Kodre
89/A	6 part	00 Hectare 30 Ares	Mr. Dnyanoba Sadba Kodre

- 8] **Mr. Dnyanoba Sadba Kodre** expired intestate on **15/06/2011** leaving behind him two sons **Mr. Prakash Dnyanoba Kodre** and **Mr. Vasant Dnyanoba Kodre** and two married daughters- **Mrs. Surekha Chandrakant Gaikwad** and **Mrs. Pramila Dattatray Jejurkar** as his only surviving legal heirs and representatives. The names of the said legal heirs were entered to the record of rights vide **Mutation Entry No.11840**.
- 9] By **Partition Deed, dated-06/09/2023** a partition took place between **Mr. Prakash Dnyanoba Kodre, Mr. Vasant Dnyanoba Kodre, Mrs. Surekha Chandrakant Gaikwad** and **Mrs. Pramila Dattatray Jejurkar** and their family members in respect of the land bearing **Survey No. 89A/6** and other lands jointly owned by their ancestral. The said **Partition Deed, dated-06/09/2023** has been registered in the office of **Sub-Registrar Haveli No.9** at **Sr. Nos. 8587/2013** on the same day. By the said partition land admeasuring an area **00 Hectare 15 Ares** was allotted to the share **Mrs. Surekha Chandrakant Gaikwad** and remaining land admeasuring **00 Hectare 15 Ares** out of **Survey No. 89A/6** was allotted to the share of **Mrs. Pramila Dattatray Jejurkar**. The effect of the same has been given to the record of rights vide **Mutation Entry No. 12284**.
- 10] By **Gift Deed, dated-12/01/2023** **Mrs. Surekha Chandrakant Gaikwad** transferred the land admeasuring **15 Ares** by way of gift to her sister **Mrs. Pramila Dattatray Jejurkar**. The said **Gift**

[Handwritten signature]

Deed, dated-12/01/2023 has been registered in the office of Sub-Registrar Haveli No.3 at Sr. Nos.1124/2023. The effect of the same has been given to the record of rights vide Mutation Entry No. 1469.

- 11] By Development Agreement and Power of Attorney, both dated-05/05/2024 [1]Smt. Pramila Dattatray Jejurkar, [2]Mr. Rohit Dattatray Jejurkar, [3]Mr. Harshal Dattatray Jejurkar and [4]Mr. Amit Dattatray Jejurkar granted and entrusted the development rights of the said property to and in favour of MUNDHWA INFRA LLP. The said Development Agreement and Power of Attorney, both dated-05/05/2024 have been registered in the office of Sub-Registrar Haveli No.23 at Sr. Nos. 10504/2024 and 10505/2024 respectively on 08/05/2024.
- 12] Mundhwa Infra LLP has procured the sanction to the building plans from the Pune Municipal Corporation vide Commencement Certificate No. CC/0458/25, dated-13/05/2025.
- C] I have already issued a Search and Title Report, dated-05/12/2024 in respect of the said property for the search taken by me for the years 1995 to 2024. I have caused the online search on the website-www.igrmaharashtra.gov.in for the years 2024 to 2025. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal I am of the opinion that, the title of [1]Smt. Pramila Dattatray Jejurkar, [2]Mr. Rohit Dattatray Jejurkar, [3]Mr. Harshal Dattatray Jejurkar and [4]Mr. Amit Dattatray Jejurkar to the said property is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature.
- E] Any other relevant title- No
- F] Litigations if any- No.




KEVIN SHAH
[Advocate]