

Swapnil Agarwal

Advocate

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FORMAT- A
(Circular No.: 28 / 2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Gat No. 199 admeasuring about 00 H 55 R i.e. 5500 sq. mtrs., at Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune. **(hereinafter referred as the said land)**

I have investigated the title of the said land on the request of M/s. Tatva Landmarks LLP and following documents:-

1. Description of the property:

A. All that piece and parcel of land admeasuring about 00 H 13.75 R i.e. 1375 sq. mtrs., out of Gat No. 199 total admeasuring about 00 H 55 R i.e. 5500 sq. mtrs., at Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By property of Gat No. 197
On or towards South : By PCMC D. P. road
On or towards West : By property of Gat No. 208
On or towards North : By property of Gat No. 198

B. All that piece and parcel of land admeasuring about 00 H 20.625 R i.e. 2062.5 sq. mtrs., out of Gat No. 199 total admeasuring about 00 H 55 R i.e. 5500 sq. mtrs., at Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By property of Gat No. 197
On or towards South : By PCMC D. P. road
On or towards West : By property of Gat No. 208
On or towards North : By property of Gat No. 198

C. All that piece and parcel of land admeasuring about 00 H 20.625 R i.e. 2062.5 sq. mtrs., out of Gat No. 199 total admeasuring about 00 H 55 R i.e. 5500 sq. mtrs., at Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By property of Gat No. 197
On or towards South : By PCMC D. P. road
On or towards West : By property of Gat No. 208
On or towards North : By property of Gat No. 198

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Release deed
- 2.2 Power of Attorney
- 2.3 Development Agreement
- 2.4 Commencement Certificate
- 2.5 N.A Order

3. All Mutation Entries mentioned on 7/12 extract.

4. Search report for 30 years from 1992 till 2023.
5. 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 M/s. Tatva Landmarks LLP has acquired development rights of land at Gat No. 199 admeasuring about 00 H 55 R i.e. 5500 sq. mtrs. i.e. said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.
6. **OWNER/PROMOTER OF THE LAND:**
- The said land is owned by Ms. Jyoti Shankar Talekar, Smt. Badambai Shankar Talekar, Smt. Shobha Raghunath Talekar, Mr. Vikas Raghunath Talekar, Mrs. Dipali Rajesh Kshirsagar, Mrs. Archana Krushnakant Raut, Smt. Janki Raghunath Talekar, Mr. Kailas Raghunath Talekar, Mr. Vilas Raghunath Talekar and Mrs. Vandana Balasaheb Borate.
7. The report reflecting the flow of the title of the M/s. Tatva Landmarks LLP on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 04.02.2023



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FORMAT- A (Circular No.: 28 / 2021)

1. **FLOW OF TITLE OF THE SAID LAND:**
 - 1.1 That the land at Gat No. 199 admeasuring about 00 H 55 R belonged to Mrs. Janabai Sopana Talekar since the year 1970, However, the name of Mr. Sopana Maruti Kudale is still mutated in the other rights column of the 7/12 extract.
 - 1.2 That the said Mrs. Janabai Sopana Talekar died on 19.12.1981 leaving behind him Mr. Haribhau Sopana Talekar (predeceased son) died on 27.04.1974 leaving behind him Late Shankar Haribhau Talekar (son), Mr. Raghunath Haribhau Talekar (son), Smt. Shantabai Haribhau Talekar (widow), Mrs. Shashikala Vasantao Lokhande (daughter), Mrs. Aruna Pandharinath Raut (daughter) and Mrs. Vandana Balasaheb Borate (daughter) as his legal heirs. That Mr. Shankar Haribhau Talekar died on 03.09.1980 leaving behind him Ms. Jyoti Shankar Talekar (daughter) and Smt. Badambai Shankar Talekar (widow) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 174.
 - 1.3 That the said Mr. Raghunath Haribhau Talekar died on 16.04.2020 leaving behind him Smt. Janki Raghunath Talekar (widow), Smt. Shobha Raghunath Talekar (widow), Mr. Kailas Raghunath Talekar (son), Mr. Vilas Raghunath Talekar (son), Mr. Vikas Raghunath Talekar (son), Mrs. Dipali Rajendra Kshirsagar (daughter) and Mrs. Archana Krushnakant Raut (daughter) as his legal heirs. That Smt. Shantabai Haribhau Talekar died leaving behind Late Mr. Raghunath Haribhau Talekar (son), Late Mrs. Shashikala Vasantao Lokhande (daughter), Mrs. Aruna Pandharinath Raut (daughter), Mrs. Vandana Balasaheb Borate (daughter), Smt. Badambai Shankar Talekar (daughter in law) and Ms. Jyoti Shankar Talekar (grand daughter) as his legal heirs. That Mrs. Shashikala Vasantao Lokhande died leaving behind him Late Mr. Raghunath Haribhau Talekar (brother), Mrs. Aruna Pandharinath Raut (sister), Mrs. Vandana Balasaheb Borate (sister), Smt. Badambai Shankar Talekar (sister in law) and Ms. Jyoti Shankar Talekar (niece) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 3069.
 - 1.4 That the names of Mrs. Shashikala Vasantao Lokhande and Smt. Shantabai Haribhau Talekar were deleted from the 7/12 extract vide Mutation Entry No.3119. However, no registered deed is executed to that effect.
 - 1.5 That the said Mrs. Aruna Pandharinath Raut released her undivided share in the land admeasuring about 00 H 13.75 R out of Gat No. 199 in favour of Smt. Shobha Raghunath Talekar, Mr. Vikas Raghunath Talekar, Mrs. Dipali Rajesh Kshirsagar alias Ms. Dipali Raghunath Talekar, Mrs. Archana Krushnakant Raut alias Ms. Archana Raghunath Talekar, Smt. Janki Raghunath Talekar, Mr. Kailas Raghunath Talekar, Mr. Vilas Raghunath Talekar, Ms. Jyoti Shankar Talekar alias Mrs. Jyoti Sahebrao Shinde and Smt. Badambai Shankar Talekar vide Release deed without consideration dated 16.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at serial No. 8893/2021. However, the Mutation Entry for deleting name of Mrs. Aruna Pandharinath Raut from 7/12 extract is not provided for my scrutiny.
 - 1.6 That the said Ms. Jyoti Shankar Talekar alias Mrs. Jyoti Sahebrao Shinde and Smt. Badambai Shankar Talekar with the consent of Mr. Sahebrao Nagu Shinde, Mr. Sunny Sahebrao Shinde and Ms. Pallavi Sahebrao Shinde alias Mrs. Pallavi Chetan Shevkari assigned development rights of land admeasuring about 00 H 20.625 R out of Gat No. 199 in favour of M/s. Tatva Landmarks LLP vide Development Agreement dated 16.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at Serial No. 8895/2021 and Power of Attorney dated 16.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at Serial No. 8896/2021.

- 1.7 That in consideration of aforesaid Development Agreement the said M/s. Tatva Landmarks LLP agreed to allot 1111.57 sq. mtr. carpet residential premises in favour of Ms. Jyoti Shankar Talekar alias Mrs. Jyoti Sahebrao Shinde within a period of 66 months from date of execution & registration of Development Agreement i.e. on or before 15.01.2027.
- 1.8 That the said Smt. Shobha Raghunath Talekar, Mr. Vikas Raghunath Talekar, Mrs. Dipali Rajesh Kshirsagar alias Ms. Dipali Raghunath Talekar, Mrs. Archana Krushnakant Raut alias Ms. Archana Raghunath Talekar, Smt. Janki Raghunath Talekar, Mr. Kailas Raghunath Talekar, Mr. Vilas Raghunath Talekar with the consent of Mrs. Swati Kailas Talekar, Miss. Sakshi Kailas Talekar, Miss Siddhi and Master Shreyash through guardian Mr. Kailas Raghunath Talekar and Mrs. Ashwini Vilas Talekar assigned development rights of land admeasuring about 00 H 20.625 R out of Gat No. 199 in favour of M/s. Tatva Landmarks LLP vide Development Agreement dated 16.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at Serial No. 8898/2021 on 10.08.2021 and Power of Attorney dated 16.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at Serial No. 8899/2021 on 10.08.2021.
- 1.9 That in consideration of aforesaid Development Agreement the said M/s. Tatva Landmarks LLP agreed to allot 801.90 sq. mtr. carpet residential premises in favour of Smt. Shobha Raghunath Talekar and others within a period of 66 months from date of execution & registration of Development Agreement i.e. on or before 15.01.2027.

Name of land owners	Carpet Area of Residential Premises
Smt. Shobha Raghunath Talekar	76.30 sq. mtr.
Mr. Vikas Raghunath Talekar	208 sq. mtr.
Mrs. Dipali Rajesh Kshirsagar alias Ms. Dipali Raghunath Talekar	38.15 sq. mtr.
Mrs. Archana Krushnakant Raut alias Ms. Archana Raghunath Talekar	38.15 sq. mtr.
Smt. Janki Raghunath Talekar	76.30 sq. mtr.
Mr. Kailas Raghunath Talekar	182.50 sq. mtr.
Mr. Vilas Raghunath Talekar	182.50 sq. mtr.
Total	801.90 sq. mtr.

- 1.10 That the said Mrs. Vandana Balasaheb Borate with the consent of Mr. Devidas Kaluram Borate, Mr. Prasad Devidas Borate and Mr. Chetan Devidas Borate assigned development rights of land admeasuring about 00 H 13.75 R out of Gat No. 199 in favour of M/s. Tatva Landmarks LLP vide Development Agreement dated 22.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at serial No. 9107/2021 and Power of Attorney dated 22.07.2021, which is duly registered in the office of sub registrar Haveli No. 14, at serial No. 9108/2021.
- 1.11 That in consideration of aforesaid Development Agreement the said M/s. Tatva Landmarks LLP agreed to allot 110.09 sq. mtr. carpet residential premises in favour of Mrs. Vandana Balasaheb Borate within a period of 60 months from date of execution & registration of Development Agreement i.e. on or before 21.07.2026.
- 1.12 That in the aforesaid manner M/s. Tatva Landmarks LLP acquired development rights of said land.

2. OTHER TRANSACTIONS:

Mutation Entry No.	Transaction
2555	That Hon'ble Tahsildar, Haveli, District Pune issued Order dated 12.09.2016 for correction in computerized 7/12 extract.
3251	That the said Ms. Jyoti Shankar Talekar alias Mrs. Jyoti Sahebrao Shinde made an application to revenue authorities for deleting name of Smt. Badambai Shankar Talekar who died on 25.10.2021.

2. **SANCTION PLAN :**

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 20.12.2022 bearing no. BP/DUDULGAON/66/2022.

3. **N. A. PERMISSION :**

That Additional Tahasildar has granted permission for the Non Agricultural use of the said land vide its Order dated 27.12.2022 in case no. JAMIN/NA/SR/921/2022.

3. **SEARCH:**

I have conducted online search of the Index II pertaining to the office of Sub-Registrar Haveli Nos. 5 & 24 for the last 30 years (i.e. for 1992 to 2023) on the date of Search Receipt. For the transactions available online, I have not come across any adverse transactions pertaining to the said land. However presently online data for year 1992 to 2007, 2009, 2012 to 2020, 2022 & 2023 is not available.

4. **POSSESSION:**

It appears from the documentary records that Ms. Jyoti Shankar Talekar alias Mrs. Jyoti Sahebrao Shinde and others having true and legal possession of the said property and Present Developer i.e. M/s. Tatva Landmarks LLP is having License possession for the purpose of Development of the said property.

5. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Tatva Landmarks LLP has acquired development rights of land at Gat No. 199 admeasuring about 00 H 55 R i.e. 5500 sq. mtrs. i.e. said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 04.02.2023



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SWAPNIL AGARWAL
Advocate



CHALLAN
MTR Form Number-6



GRN	MH014449643202122E	BARCODE			Date	11/03/2022-12:36:23	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADVOCATE SWAPNIL AGARWAL			
Location	PUNE							
Year	2021-2022 One Time			Flat/Block No.	GAT NO. 199			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		750.00		Road/Street	DUDULGAON			
				Area/Locality	HAVELI PUNE			
				Town/City/District				
				PIN				
				Remarks (If Any)	SEARCH FOR 30 YEARS			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572022031131762	CKT0775911			
Cheque/DD No.		Bank Date	RBI Date	11/03/2022-12:24:37	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

