

# Dinesh Ghadge

Advocate

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

To,

MahaRERA

## LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land admeasuring about 20R i.e. 1858.74 sq. mtr. out of Survey No. 15/2 (Old Survey No. 15/1B/1) totally admeasuring about 4H 47R, at village Punawle, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Kshitej Realtors and following documents:-

### 1. Description of the property:

All that piece and parcel land admeasuring about 20R i.e. 1858.74 sq. mtr. out of Survey No. 15/2 (Old Survey No. 15/1B/1) totally admeasuring about 4H 47R, at Village Punawale, Taluka Mulshi, 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 Mrs. Sonali Pritam Kudale
On or towards South	: By remaining land out of Survey No. 15/2 owner by Mr. Popat Pandhare and 12 mtr road
On or towards West	: By remaining land out of Survey No. 15/2 owner by Mr. Popat Pandhare
On or towards North	: By Property of Mr. Madhukar Pandhare

### 2. Documents of Allotment of Plot:

- 2.1 7 X 12 Extract
- 2.2 Mutation Entries
- 2.3 Release Deed.
- 2.4 Gift Deed
- 2.5 Development Agreement
- 2.6 Power of Attorney

### 3. Search report for 30 years from 1990 till 2021.

4. 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. Kshitej Realtors has acquired development rights of the said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. **Owners of the Land:**

The said land belonged to Mrs. Jyoti Shambhaji Tilekar alias Mrs. Jyoti Popat Pandhare, Mr. Shambhaji Mahadev Tilekar, Master Shlok and Miss. Diya.

6. The report reflecting the flow of the title of the M/s. Kshitej Realtors on the said land is enclosed herewith as annexure.

Date:06.07.2021.



  
**DINESH GHADGE**  
Advocate

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1. **FLOW OF TITLE OF THE SAID LAND:**
- 1.1 That the land at Survey No. 15 admeasuring about 30 Acres H 29 Guntha belonged to Mr. Sopan Tukaram Pandhare for 4 Anna, Mr. Pandurang Tukaram Pandhare for 4 Anna, Mr. Shankar Tukaram Pandhare for 4 Anna and Mr. Genubhau alias Genu Tukaram Pandhare for 4 Anna prior to the year 1981.
- 1.2 That thereafter the said Mr. Shankar Tukaram Pandhare died on 12.06.1981 leaving behind him Mr. Ramchandra Shankar Pandhare as his only legal heirs. In furtherance of same his name was mutated on the 7/12 extract vide Mutation Entry No. 1013.
- 1.3 That thereafter the said Mr. Genubhau alias Genu Tukaram Pandhare died on 12.08.1984, leaving behind him Mr. Balu Genu Pandhare, Mr. Rajaram Genu Pandhare, Mr. Vishram Genu Pandhare and Mrs. Prabhavati Tukaram Tilekar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 1084.
- 1.4 That the said Mr. Ramchandra Shankar Pandhare filed Regular Civil Suit No. 1358/1976 against Mr. Balu Genu Pandhare and others for Partition. In furtherance of the same 5 Anna 4 Paisa came to share of Mr. Balu Genu Pandhare and others, 5 Anna 4 Paisa came to share of Mr. Pandurang Tukaram Pandhare and 5 Anna 4 Paisa came to share of Mr. Sopan Tukaram Pandhare of Survey No. 15/1B admeasuring about 7 Acres 39 Guntha vide Order dated 07.09.1991. Accordingly their names were mutated on 7/12 extract vide Mutation Entry No. 1614.
- 1.5 That thereafter partition took place between Mr. Pandurang Tukaram Pandhare and others before Tahasildar. That thereafter the said land bearing Survey No. 15/1B/1 admeasuring about 4 H 47.3R came to the share of Mr. Pandurang Tukaram Pandhare for 8 Anna and Mr. Balu Genu Pandhare, Mr. Rajaram Genu Pandhare and Mr. Vijay Genu Pandhare for 8 Anna and land bearing Survey No. 15/1B/2 admeasuring about 2 H 23.7R about came to the share of Mr. Sopan Tukaram Pandhare. Accordingly their names were mutated on 7/12 extract vide Mutation Entry No. 1743.
- 1.6 That the said Mr. Pandurang Tukaram Pandhare died on 18.03.2004 leaving behind Mr. Popat Pandurang Pandhare, Mrs. Pramila Bai Baban Bhujbal, Mrs. Kamal Satyawar Jagtap, Mrs. Usha Shankar Kulade and Mrs. Jaibai Pandurang Pandhare as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 2546.
- 1.7 That according to Mutation Entry No. 2583 Survey No. 15/1B/1 was given new Survey No. 15/2.
- 1.8 That the said Mrs. Pramila Bai Baban Bhujbal, Mrs. Kamal Satyawar Jagtap, Mrs. Usha Shankar Kulade and Mrs. Jaibai Pandurang Pandhare released share in the at Survey No. 15/2 admeasuring about 4 H 47.3R in favour of Mr. Popat Pandurang Pandhare vide Released Deed dated 17.09.2007, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 7279/2007. In furtherance of the same their names were deleted from 7/12 extract, vide Mutation Entry No. 3027.
- 1.9 That thereafter the said Mr. Popat Pandurang Pandhare gifted the said land in favour of Mrs. Jyoti Shambhaji Tilekar alias Mrs. Jyoti Popat Pandhare vide Gift Deed dated 12.08.2018, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 11636/2018. In furtherance of the same their names were deleted from 7/12 extract, vide Mutation Entry No.



5197. However Mr. Balu Genu Pandhare and others were not made party for aforesaid transaction.

- 1.10 That thereafter the said Mrs. Jyoti Shambhaji Tilekar alias Mrs. Jyoti Popat Pandhare with the consent of Mr. Shambhaji Mahadev Tilekar for self and through natural guardian of Sholk and Diya assigned development rights of the said land in favour of M/s. Kshitej Realtors, vide Development Agreement dated 20.03.2021, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 5830/2021 and Power of Attorney dated 20.03.2021, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 5831/2021.
- 1.11 That in consideration of aforesaid Development Agreement the said M/s. Kshitej Realtors agreed to allot 831.41 sq.mtr constructed premises in favour of Mrs. Jyoti Shambhaji Tilekar alias Mrs. Jyoti Popat Pandhare within a period of 40 months after obtaining N.A. order and Commencement certificate.
- 1.12 That in the aforesaid manner M/s. Kshitej Realtors acquired development rights of the said land.

#### OTHER TRANSACTION:

- 1.1 That the said Mr. Rajaram Genubhau Pandhare availed loan from Priyadarshani Vikas Co-Op Bank on his share. In furtherance of the same name of Priyadarshani Vikas Co-Op Bank mutated on 7/12 extract vide Mutation Entry No. 2463.
- 1.2 That the said Mr. Rajaram Genubhau Pandhare died on 13.12.2007, leaving behind Mr. Sachin Rajaram Pandhare, Mr. Sima Rajaram Pandhare, Mrs. Sarika Vikas Vidhate, Mrs. Sangita Ashish Ladfat and Mrs. Gandha Rajaram Pandhare as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 3249.
- 1.3 That the said Mr. Sachin Rajaram Pandhare availed loan from Priyadarshani Vikas Co-Op Bank on his share. In furtherance of the same name of Priyadarshani Vikas Co-Op Bank mutated on 7/12 extract vide Mutation Entry No. 3320.
- 1.4 That the said Mrs. Gandha Rajaram Pandhare availed loan from Priyadarshani Vikas Co-Op Bank on his share. In furtherance of the same name of Priyadarshani Vikas Co-Op Bank mutated on 7/12 extract vide Mutation Entry No. 3324.
- 1.5 That thereafter the said Mrs. Suman Shankar Mali died leaving behind him Mr. Shankar Baburao Mali (husband), Mr. Kunda Balasaheb Mali (daughter) and Mrs. Surekha Nivrutti Zodage (daughter) as her legal heirs.
- 1.6 That thereafter the said Mr. Shankar Baburao Mali, Mr. Kunda Balasaheb Mali and Mrs. Surekha Nivrutti Zodage released right title and interest in the land at Survey No. 15/2 admeasuring about 67100 sq. mtr. in favour of Mr. Balu Genu Pandhare, Mr. Vijay Genu Pandhare and Mr. Sachin Rajaram Pandhare vide Release Deed dated 14.08.2013 which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 6048/2013 and Power of Attorney dated 14.08.2013 which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 6049/2013.
- 1.7 That thereafter said Mrs. Shobha Subhash Kedari, Mrs. Pushpa Vinayak Tilekar, Mrs. Meena Pramod Raut and Mrs. Asha Sandip Dalavi (daughter of Mr. Balu) released right title and interest in the land at Survey No. 15/2 admeasuring about 67100 sq. mtr. in favour of Mr. Gulab Balu Pandhare vide Release Deed dated 28.02.2013 which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 2810/2013.
- 1.8 That thereafter said Mrs. Sarika Vikas Vidhate, Mrs. Sangita Ashish Ladkar and Mrs. Seema Tushar Kalamkar released right title and interest in the land at Survey No. 15/2 admeasuring about 67100 sq. mtr. in favour of Mr. Sachin Rajaram Pandhare and Smt. Gandha Rajaram

Pandhare vide Release Deed dated 28.02.2013 which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 2811/2013.

- 1.9 That thereafter the said Mrs. Sonali Suraj Bhumakr and Ms. Swati Vijay Pandhare (daughter of Mr. Vijay) released right title and interest in the land at Survey No. 15/2 admeasuring about 67100 sq. mtr. in favour of Mr. Gunwant Vijay Pandhare, vide Release Deed dated 28.02.2013 which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 2812/2013.
- 1.10 That thereafter said Mrs. Prabhawati Tukaram Tilekar and Smt. Laxmibai Genu alias Genubhau Pandhare released right title and interest in the land at Survey No. 15/2 admeasuring about 67100 sq. mtr. in favour of Mr. Balu Genubhau Pandhare, Mr. Vijay Genubhau Pandhare and Mr. Sachin Rajaram Pandhare vide Release Deed dated 28.02.2013 which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 2813/2013.
- 1.11 That thereafter partition took place between Mr. Balu Genu alias Genubhau Pandhare and others vide Partition Deed dated 26.02.2015 which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1996/2015. In furtherance of the same land at Survey No. 15/2 admeasuring about 29550 sq. mtr. came to the share of Mr. Balu Genu alias Genubhau Pandhare, Mr. Gulab Balu Pandhare, Smt. Gandha Rajaram Pandhare, Mr. Sachin Rajaram Pandhare, Mr. Vijay Genubhau Pandhare, Mr. Gunwant Vijay Pandhare with consent of Mrs. Alka Balu Pandhare, Mrs. Maina Vijay Pandhare and Mrs. Swati Vijay Pandhare.
- 1.12 That thereafter the said Mr. Balu Genu alias Genubhau Pandhare, Mrs. Alka Balu Pandhare, Mr. Gulab Balu Pandhare for self & HUF and guardian for Ms. Shravani & Ms. Anushka Gulab Pandhare, Mrs. Aboli Gulab Pandhare, Smt. Gandha Rajaram Pandhare, Mr. Sachin Rajaram Pandhare for self & HUF, Mr. Vijay Genubhau Pandhare for self and HUF, Mrs. Maina Vijay Pandhare and Mr. Gunwant Vijay Pandhare for self and HUF assigned development rights of the land admeasuring about 6135 sq. mtr. out of Survey No. 15/2 and land admeasuring about 5865 sq. mtr. out of Survey No. 14/1 in favour of M/s. Sarathi Blue Ventures LLP vide Development Agreement dated 01.11.2013 which is duly registered in the office of the Sub Registrar Haveli No. 4, at serial no. 9623/2013 and Power of Attorney dated 01.11.2013 which is duly registered in the office of the Sub Registrar Haveli No. 4, at serial no. 9624/2013 read with Correction Deed dated 30.04.2014 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 3941/2014 and Power of Attorney dated 01.11.2013 which is duly registered in the office of the Sub Registrar Haveli No. 4, at serial no. 9625/2013 read with Supplementary Agreement dated 01.08.2015 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 9310/2015 and Supplementary Agreement dated 01.08.2015 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 9311/2015 and Supplementary Agreement dated 01.08.2015 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 9312/2015. That development rights of land admeasuring about 6135 sq. mtr. out of Survey No. 15/2 was cancelled vide Supplementary Agreement dated 24.03.2017 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 1195/2017.
- 1.13 That thereafter the said Mr. Balu Genu alias Genubhau Pandhare, Mrs. Alka Balu Pandhare, Mr. Gulab Balu Pandhare for self & HUF and guardian for Ms. Shravani & Ms. Anushka Gulab Pandhare, Mrs. Aboli Gulab Pandhare, Smt. Gandha Rajaram Pandhare, Mr. Sachin Rajaram Pandhare for self & HUF and guardian for Master Rajvir Sachin Pandhare, Mrs. Ayesha Sachin Pandhare, Mr. Vijay Genubhau Pandhare, Mrs. Maina Vijay Pandhare, Mr. Gunwant Vijay Pandhare and Mrs. Prabhavati alias Prabhawati Tukaram Tilekar assigned development rights of the land admeasuring about 4088 sq. mtr. out of Survey No. 15/2 in favour of M/s. Nexus Infra vide Development Agreement dated 28.07.2017 which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 8442/2017 and Power of Attorney dated 28.07.2017 which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 8443/2017.
- 1.14 That thereafter the said Mr. Balu Genu alias Genubhau Pandhare, Mrs. Alka Balu Pandhare, Mr. Gulab Balu Pandhare for self & HUF and guardian for Ms. Shravani & Ms. Anushka Gulab Pandhare, Mrs. Aboli Gulab Pandhare, Smt. Gandha Rajaram Pandhare, Mr. Sachin Rajaram Pandhare for self & HUF and guardian for Master Rajvir Sachin Pandhare, Mrs. Ayesha Sachin



Pandhare, Mr. Vijay Genubhau Pandhare, Mrs. Maina Vijay Pandhare, Mr. Gunwant Vijay Pandhare and Mrs. Prabhabei alias Prabhawati Tukaram Tilekar sold the land admeasuring about 2047 sq. mtr. out of Survey No. 15/2 to M/s. Nexus Infra vide Sale Deed dated 28.07.2017 which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 8444/2017.

- 1.15 That Mr. Balu Genu alias Genbhau Pandhare & others have handed over land admeasuring about 1703.56 sq. mt. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 13.06.2018, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 7508/2018.
- 1.16 That the said Mr. Sachin Rajaram Pandhare repaid the loan of Priyadarshini Vi. Ka. Se. Society which was availed through Mutation entry No. 3320, 2463 & 3324. Accordingly its name was deleted from 7/12 extract vide Mutation Entry No. 4551.
- 1.17 That thereafter the said Mr. Popat Pandurang Pandhare entered into Correction Deed with Mr. Rohidas Laxman Sonavane for change of Survey No. from 14/9 to 14/1 vide Correction Deed dated 08.10.2014, which is duly registered in the office of Sub registrar Haveli at serial No. 6766/2014. In furtherance of same it was mutated on the 7/12 extract vide Mutation Entry No. 4625. (Not related to Survey No. 15/2, it is relating to Survey No. 14/1)
- 1.18 That thereafter the said Hon'ble. Tahsildar, Pune issued Order dated 03.06.2017 for Correction in Computerized 7/12 extract. Accordingly it was mutated on the 7/12 extract vide Mutation entry No. 4948.

## 2. POSSESSION:

It appears from the documentary records that Mrs. Jyoti Shambhaji Tilekar alias Mrs. Jyoti Popat Pandhare and other is having true and legal possession of the said property and Present Developer i.e. M/s. Kshitej Realtors is having License possession for the purpose of Development of the said property.

## 3. ENCUMBRANCES :-

- 3.1 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 the said M/s. Kshitej Realtors has acquired right to develop the said land and the title of the said land is valid, clean, clear and marketable and subject to whatever has been mentioned herein above.
4. **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 : 06.07.2021



*Dinesh Ghadge*  
**DINESH GHADGE**  
Advocate



**CHALLAN**  
**MTR Form Number-6**



ERN	MH014500752202021E	BARCODE	31 03 2021 16 18 43		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)		
Office Name	MLS2_MULSHI 2 SUB REGISTRAR		PAN No.(If Applicable)		
Location	PUNE		Full Name	ADVOCATE DINESH GHADGE	
Year	2020-2021 One Time		Flat/Block No.	SURVEY NO. 15/2	
Account Head Details	Amount In Rs.	Premises/Building	PUNAWALE		
0030072201 SEARCH FEE	750.00	Road/Street	MULSHI PUNE		
		Area/Locality			
		Town/City/District			
		PIN	4	1	1 0 3 3
		Remarks (If Any)	SEARCH FOR 30 YEARS		
		Amount In	Seven Hundred Fifty Rupees Only		
	750.00	Words			
Total			FOR USE IN RECEIVING BANK		
Payment Details	BANK OF BARODA		Bank CIN	Ref. No.	02003942021033103546 1236060159
Cheque/DD Details			Bank Date	RBI Date	31/03/2021-16:20:31 Not Verified with RBI
Cheque/DD No.			Bank-Branch	BANK OF BARODA	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch			Mobile No. : 0000000000		

Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
चलान केवल "सर्च फी" के लिए ही मान्य है। अन्य कारणों के लिए यह मान्य नहीं है।  
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