



KISHOR N. PATIL

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ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017

Notice / Reply
Regd. A.D. / U.C.P.

FORMAT- A



To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of property bearing Survey No. 419/2/1 area admeasuring 01 H 21.30 R i.e. 12130 Sq. Mtrs from total area admeasuring 03 H 55 R + 00 H 24 R Potkharaba i.e. 03 H 79 R assessed at Rs. 1.77 Paise situated at village Charholi Budruk, Tal. Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of the said property on the request M/s. DR GAVHANE LEGACY M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, and following documents i.e. :-

1. Description of the properties:

All that piece and parcel of properties bearing Survey No. 419/2/1 area admeasuring 01 H 21.30 R i.e. 12130 Sq. Mtrs from total area admeasuring 03 H 55 R + 00 H 24 R Potkharaba i.e. 03 H 79 R assessed at Rs. 1.77 Paise situated at village Charholi Budruk, Tal. Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli.

2. Documents of Allotment of Plot:

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreement.
4. Copy of Power of Attorney.
5. Copy of Supplementary Development Agreement.
6. Copy of Sale Deed.
7. Copy of Release Deed.
8. Copy of Partition Deed.

3. 7 /12 extract / Property Card issued by Talathi Office, Chinchwad vide Mutation Entries No. 3233, 4416, 4643, 5786, 8121, 8307, 8560, 8577, 8624, 8673, 8790, 9082, 9146, 9341, 9388, 9522, 10318, 10723, 10831, 10832, 10833, 12228, 12898, 12926, 12989, 12990, 12991, 12993, 12994, 13375, 13469, 13470, 14007, 14371, 15143, 15357, 15417, 16442, 16513, 17065, 17066, 19088, 20754, 22281, 22449, 22511, 22706, 23482, 23543, 24158, 24272, 24311, 24403 and 23230.

4. Search report for 30 years from 1995 till 2024

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of M/s. DR Gavhane Legacy through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje, Ramesh Arjun Kalje, Dinkar Arjun Kalje Nikhil Shankar Kalje and Sunita Ram Jagtap Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Chitra Santosh Kalje, Santosh Manik Kalje and Ganesh Janardhan Kalje and M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane and Manoj Chudaman Patil are clear, marketable and without any encumbrances.

4. Owner of the Lands

M/s. DR Gavhane Legacy through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore	Survey No. 419/2/1 for an area admeasuring 00 H 21 R assessed at Rs. 01.38 Paise, out of total area admeasuring 03 H 55 R + Potkharaba 00 H 24 R i.e. total area admeasuring 03 H 79 R assessed at Rs. 23.29 Paise. (Sale Deed No. 3003/2023 HVL No. 18)	2100 Sq Mtrs
Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje	Survey No. 419/2/1, for an area admeasuring 00 H 27 R assessed at Rs. 1.77 Paise, out of total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Development Agreement No. 995/2024 and Power of Attorney No. 996/2024 HVL No. 18)	2700 Sq. Mtrs.

Dinkar Arjun Kalje & Nikhil Shankar Kalje	Survey No. 419/2/1, for an area admeasuring 00 H 32.30 R out of it 00 H 25.30 R assessed at Rs. 2.12 Paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Development Agreement No. 995/2024 and Power of Attorney No. 996/2024 HVL No. 18)	2530 Sq. Mtrs.
Vimal Arjun Kalje, Ramesh Arjun Kalje, Indumati Ramesh Kalje, Umakant Ramesh Kalje, Jayshree Umakant Kalje, Shrikant Ramesh Kalje, Puja Sachin Parge, Dinkar Arjun Kalje, Manisha Dinkar Kalje, Tejas Dinkar Kalje, Trupti Dinkar Kalje, Nikhil Shankar Kalje and Sunita Ram Jagtap	Survey No. 419/2/1 for an area admeasuring 00 H 08 R + Potkharaba 00 H 06 R i.e. total area admeasuring 00 H 14 R assessed at Rs. 0.52 Paise, out of total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Development Agreement No. 995/2024 and Power of Attorney No. 996/2024 HVL No. 18)	1400 Sq. Mtrs
Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Santosh Manik Kalje, Chitra Santosh Kalje, Puja Santosh Kalje, Sakshi Santosh Kalje & Rudra Santosh Kalje	Survey No. 419/2/1, area admeasuring 00 H 38 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 44 R out of it area admeasuring 00 H 05 R assessed at Rs. 2.49 Paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Development Agreement No. 995/2024 and Power of Attorney No. 996/2024 HVL No. 18)	500 Sq. Mtrs
Ganesh Janardhan Kalje	Survey No. 419/2/1 for an area admeasuring 00 H 27 R assessed at Rs. 1.77 Paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Development Agreement No. 21028/2023 and Power of Attorney No. 21029/2023 HVL No. 14)	2700 Sq. Mtrs
M/s. DR Gavhane Landmarks LLP through its partners Ajit Damodar Gavhane, Amit Damodar Gavhane and Manoj Chudaman Patil	Survey No. 419/2/1 for an area admeasuring 00 H 02 R from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise. (Sale Deed No. 511/2016 HVL No. 18)	200 Sq. Mtrs
Total		12130 Sq. Mtrs

The report reflecting the flow of the title of M/s. DR Gavhane Legacy through its partner M/s. Mangalam Landmarks LLP through its partner Subhash Shantaram Sakore, Subhash Bapu Kalje, Ashwini Subhash Kalje, Yogita Subhash Kalje, Saurabh Subhash Kalje and Sarthak Subhash Kalje, Ramesh Arjun Kalje, Dinkar Arjun Kalje Nikhil Shankar Kalje and Sunita Ram Jagtap Neerabai alias Meerabai Manik Kalje, Jayashree Subhash Bahirat, Chitra Santosh Kalje, Santosh Manik Kalje and Ganesh Janardhan Kalje on the said lands are enclosed herewith as annexure.

Encl: Annexure.

Date: 20/01/2024.



K. Patil
Advocate
(Stamp)

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FORMAT- A

(Circular No.: 28 / 2021)

To,

MahaRERA

FLOW OF TITLE OF THE SAID LAND

Subject: Title clearance certificate with respect of property bearing Survey No. 419/2/1 i) area admeasuring 00 H 21 R assessed at Rs. 1.38 paise from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise.; ii) area admeasuring 00 H 27 R assessed at Rs. 1.77 paise from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise; iii) area admeasuring 00 H 32.30 R out of it 00 H 25.3 R assessed at Rs. 2.12 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise; iv) area admeasuring 00 H 8 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 14 R assessed at Rs. 0.52 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise; v) area admeasuring 00 H 38 R + potkharaba 00 H 06 R i.e. total area admeasuring 00 H 44 R out of it area admeasuring 00 H 07 R assessed at Rs. 2.49 paise, from total area admeasuring 03 H 55 R + 00 H 24 R potkharaba i.e. 03 H 79 R assessed at Rs. 23.29 Paise and vi) area admeasuring 00 H 27 R from total area admeasuring 03 H 55 R + 00 H 24 R Potkharaba i.e. 03 H 79 R assessed at Rs. 1.77 Paise situated at village Charholi Budruk, Tal. Haveli, Dist. Pune, within the jurisdiction of Sub-Registrar Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as the said plot).

2. 7 /12 extract / P.R. Card as on date of application for registration.

3. Mutation Entry Nos. 3233, 4416, 4643, 5786, 8121, 8307, 8560, 8577, 8624, 8673, 8790, 9082, 9146, 9341, 9388, 9522, 10318, 10723, 10831, 10832, 10833, 12228, 12898, 12926, 12989, 12990, 12991, 12993, 12994, 13375, 13469, 13470, 14007, 14371, 15143, 15357, 15417, 16442, 16513, 17065, 17066, 19088, 20754, 22281, 22449, 22511, 22706, 23482, 23543, 24158, 24272, 24311, 24403 and 23230 .

4. Search report for 30 years from 1995 to 2024 taken from Sub-Registrar' office at Haveli No. 1 to 27 Pune.

5. Any other relevant title- Title of said owners to the said property is clear, marketable.

6. Litigations if any. No

Date: 20/01/2024.



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Advocate
(Stamp)

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