



Adv. Meenakshi Jadhav

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FORMAT - A

(Circular No.:- 28/2021)

To

MahaRERA

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 plot situated in S. No 59 (P), Kondhwa Khurd, Taluka Haveli, Dist. Pune (hereinafter referred as the "said plot")

I) I have investigated the title of the said plot on the request of Privilege Developers based on following documents:-

1) Description of the property:-

All that piece and parcel of the land bearing Survey No.

Area	(Hectare-Ares)
I.	
59/3/1	00 - 02
59/3/2	00 - 02
59/3/3	00 - 02
59/3/4	00 - 02
59/3/5	00 - 02





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59/3/6	00 - 02
59/3/7	00 - 02
59/3/8	00 - 02
59/3/9	00 - 02
59/3/10	00 - 02
59/3/11	00 - 02
59/3/13	00 - 02
59/3/14	00 - 02
59/3/16	00 - 04
59/3/22	00 - 02
59/3/23	00 - 02
59/3/24	00 - 04
59/3/27	00 - 02
59/3/28	00 - 03
59/3/30	00 - 04
59/3/32	00 - 02

II.

59/4/16/1	00 - 04
59/4/16/2	00 - 04
59/4/16/3	00 - 03
59/4/16/3/1	00 - 02
59/4/16/4	00 - 04



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III.

59/4/17/2 00 - 03

59/4/17/3 00 - 03

all above Survey Numbers / parcel of lands are adjoining and contiguous to each other and collectively admeasuring 00 Hectare 72 Ares, situated at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune which is bounded on its four sides as under: -

On or towards:

East	:	Society's Plot
West	:	Road
North	:	S. No. 59/2
South	:	6 mtr. Road

2) The documents of allotment of plot.

a. By Sale Deed dated 18th August 2023 Mr. Sanjay Navin Dharamshi sold the said landed property in favour of Privilege Developers LLP through its authorized partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar and the said Sale Deed is duly registered at the office of the Sub registrar Haveli No. 11 vide its Serial No. 18412/2023.

b. Thus by virtue of the same, Privilege Developers, Through Its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar are the owners/developers of the said property.

c. Privilege Developers has obtained sanction from the Pune Municipal Corporation vide Commencement Certificate dated 03/06/2024 bearing No. CC/0540/24.





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d. That the said Privilege Developers, Partnership firm through its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar have availed a loan of Rs. 32,00,00,000/- from State Bank of India, Pune by creation of a mortgage on the said captioned land alongwith buildings being constructed thereon and their other holdings vide Mortgage Deed dated 30/01/2025 registered at the Office of the Sub Registrar Haveli No. 20 at Serial No. 2490/2025 on 31/01/2025.

3) 7/12 extract or property card issued by the Revenue Authorities in the name of owner/developer, Privilege Developers, Through its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar for the said plot vide mutation entry No. 21574.

4) Search report for 30 years is taken at IGR/JDR Office from the year 1995 till 2025.

II) 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 Privilege Developers, Through Its Partners 1. Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar is clear, marketable and without any encumbrances except the charge of State Bank of India, Pune.

III) The report reflecting the flow of the title of the Privilege Developers, Through Its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar, the developer on the said property is enclosed herewith as annexure.

Encl : Annexure.

M. Jadhav
Meenakshi P. Jadhav

(Advocate)

Date: 09/05/2025





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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract or property card issued by the Revenue Authorities in the name of Privilege Developers, through Its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar for the said plot.
- 2) Mutation Entry No.:- 21574
- 3) Search report for 30 years from the year 1995 to 2025 is taken from IGR/JDR office.
- 4) Flow of Title to the Property:-
 - a. By Sale Deed dated 18th August 2023 and executed between Mr. Sanjay Navin Dharamshi and Privilege Developers LLP through its authorized partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar and which is duly registered at the office of the Sub registrar Haveli No. 11 vide its Serial No. 18412/2023.
 - b. Thus Privilege Developers, Through Its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar are the owners/developers of the said property.
 - c. Privilege Developers has obtained sanction from the Pune Municipal Corporation vide Commencement Certificate dt. 03/06/2024 bearing No. CC/0540/24.
 - d. That the said Privilege Developers, Partnership firm through its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar have availed a loan of Rs. 32,00,00,000/- from State Bank of India, Pune by creation of a mortgage on the said captioned land alongwith buildings





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being constructed thereon and the other holdings vide Mortgage Deed dated 30/01/2025 registered at the Office of the Sub Registrar Haveli No. 20 at Serial No. 2490/2025 on 31/01/2025.

I do not find any adverse transaction which would show any encumbrance upon the said property except the charge of State Bank of India, Pune by creation of a mortgage on the said captioned land alongwith buildings being constructed thereon and the their other holdings vide Mortgage Deed dated 30/01/2025 registered at the Office of the Sub Registrar Haveli No. 20 at Serial No. 2490/2025 on 31/01/2025.

j. Opinion:-

I am further of the opinion that, Privilege Developers has acquired ownership of the said property. However, the subject to the above mentioned remarks or comments, it appears from the records that the title of the said property is Good, Clean, Clear and Marketable title except the charge of State Bank of India, Pune. Hence this Search and Title Report.

5) Litigations :- There are no litigations pending on the said property.

Pune

Date: 09/05/2025

M. Jadhav
Meenakshi P. Jadhav

