

New
GAJANAN B. DHAYGUDE (PATIL)

B.S.L.L.L.B.

ADVOCATE

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-: LEGAL TITILE REPORT :-

**OWNER : M/S. KASATA PROPERTIES
& OTHER**

VILLAGE : BORHADEWADI,

TALUKA - HAVELI, DISTRICT - PUNE

PROJECT : KESAR HIGH STREET

BUILDING NO. C

GAT NO. 741, 753, 755, 756 & 757

AREA ADM 17749 SQ. MTRS.



GAJANAN B. DHAYGUDE (PATIL)
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Format A

(Circular 28/2021)

To

Maha RERA



LEGAL TTILE REPORT

Subject : Title Clearance Certificate with respect to A) Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hector 39 Ares 50 square meters i.e. 3950 square meters B) Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hector 07 Ares 50 square meters i.e. 750 square meters C) Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hector 20 Ares 50 square meters i.e. 2050 square meters D) Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hector 20 Ares 00 square meters i.e. 2000 square meters E) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters F) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters G) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 05 Ares 00 square meters i.e. 500 square meters H) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 08 Ares 00 square meters i.e. 800 square meters I) Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hector 40 Ares 00 square meters i.e. 4000 square meters J) Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 03 Ares 33 square meters including potkharaba i.e. 333 square meters K) Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 03 Ares 33 square meters including potkharaba i.e. 333 square meters L) Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 03 Ares 33 square meters including potkharaba i.e. 333 square meters M) Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 03 Ares 33 square meters including potkharaba i.e. 333 square meters N) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters including potkharaba i.e. 300 square meters O) Gat No. 756 (Old Gat No. 1119) area admeasuring 00

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Hector 04 Ares 00 square meters including potkharaba i.e. 400 square meters P) Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hector 05 Ares 00 square meters including potkharaba i.e. 500 square meters Q) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 01 Ares 00 square meters including potkharaba i.e. 100 square meters R) Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters including potkharaba i.e. 300 square meters i.e. total area admeasuring 01 Hector 77 Ares 49 square meters i.e. 17749 square meter situated at Rvenue Village : Borhadewadi, Taluka : Haveli, District : Pune (hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of 1. M/s. Kasata Properties through its Partner Mr. Dilip Mnainlal Patel & other 2. Mr. Shivaji Dashrath Ozarkar & other 3. Mr. Yeshwant Maruti Borhade and other 4. Mr. Subhash Chilman Borhade and other 5. Mr. Ramchanra Shivram Borhade and other 6. Mr. Swapnil Hanumant Borhade and other 7. Mr. Santosh Ganpat Shirke 8. Mr. Santosh Shantaram Kashid and other (Name of owner/ promoter/ developer/ company) and following documents i.e. -

1) DESCRIPTION OF THE PROPERTY :-

A) All that piece and parcel of Property bearing Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hector 39 Ares 50 square meters i.e. 3950 square meters out area admeasuring 01 Hector 22 Ares plus potkharaba 00 Hector 65 Ares i.e. total area admeasuring 01 Hector 87 Ares assessed at 04 Rs. 78 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 752 & 753
On or towards West	: By Property bearing its Gat No. 756 of Mr. Yeshwant Maruti Borhade & other
On or towards South	: By remaining Property Gat No. 741 of Mr. Sachin Ozarkar and other, Mr. Vishwanath Ozarkar and other
On or towards North	: By remaining Property Gat No. 741

B) All that piece and parcel of Property bearing Gat No. 741 (Old Gat No. 1104) area admeasuring 00 Hector 07 Ares 50 square meters i.e. 750 square meters out area admeasuring 01 Hector 22 Ares 00 square meters plus potkharaba 00 Hector 65 Ares 00 square meters i.e. total area admeasuring 01 Hector 87 Ares 00 square meters assessed at 04 Rs. 78



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Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 752 & 753
On or towards West	: By Property bearing Gat No. 755
On or towards South	: By 31 meter D. P. Road
On or towards North	: By remaining Property bearing Gat No. 741

C) All that piece and parcel of Property bearing **Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hectar 20 Ares 50 square meters i.e. 2050 square meters** out area admeasuring 00 Hectar 19 Ares 00 square meters plus potkharaba 00 Hectar 30 Ares 00 square meters i.e. total area admeasuring 00 Hectar 49 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 741 & 754
On or towards West	: By Property bearing Gat No. 756
On or towards South	: By remaining Property of Gat No. 755
On or towards North	: By Gat No. 741

D) All that piece and parcel of Property bearing **Gat No. 755 (Old Gat No. 1118) area admeasuring 00 Hectar 20 Ares 00 square meters i.e. 2000 square meters** out area admeasuring 00 Hectar 19 Ares 00 square meters plus potkharaba 00 Hectar 30 Ares 00 square meters i.e. total area admeasuring 00 Hectar 49 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 754
On or towards West	: By Property bearing Gat No. 756
On or towards South	: By Main Road
On or towards North	: By D. P. Road/ Remaining Property

E) All that piece and parcel of Property bearing **Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters** out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 755
On or towards West	: By Property bearing Gat No. 757
On or towards South	: By remaining property of Gat No. 756 of Nisha Chaudhari
On or towards North	: By Gat No. 756 of Mr. Subramniyam Panchratnam

F) All that piece and parcel of Property bearing **Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters** out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 755
On or towards West	: By Property bearing Gat No. 757
On or towards South	: By remaining property of Gat No. 756 of Mr. Pradeep Bhise
On or towards North	: By Gat No. 756 of Mrs. Rajiya Mujawar

G) All that piece and parcel of Property bearing **Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 05 Ares 00 square meters i.e. 500 square meters** bearing Private Plot No. 1 out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within

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jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 755
/ On or towards West	: By Property bearing Gat No. 757
On or towards South	: By 31 meter D. P. Road
On or towards North	: By Property of M/s. Kasata Properties

H) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 08 Ares 00 square meters i.e. 800 square meters Corresponding Plot No. 4 out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and thin the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 755
On or towards West	: By Property bearing Gat No. 757
On or towards South	: By property of Mr. Mujawar
On or towards North	: By Property of Mr. Badave

I) All that piece and parcel of Property beaing Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hector 40 Ares 00 square meters i.e. 4000 square meters out area admeasuring 00 Hector 21 Ares 00 square meters plus potkharaba 00 Hector 33 Ares 00 square meters i.e. total area admeasuring 00 Hector 54 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East	: By property bearing Gat No. 756
On or towards West	: By adjacent Borade Wasti
On or towards South	: By Road
On or towards North	: By remaining Property of Gat No. 757 area admeasuring 00 H. 14 R.

J) All that piece and parcel of Property bearing Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 01 Ares 33 square meters plus potkharba 00 Hector 02 Ares 00 square meters i.e. total area



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admeasuring 00 Hecor 03 Ares 33 square meters i.e. 333 square meters out area admeasuring 00 Hecor 08 Ares 00 square meter plus potkharaba 00 Hecor 04 Ares square meter i.e. total area admeasuring 00 Hecor 12 Ares square meter assessed at 00 Rs. 03 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. 1 to XXVIII, Pune. Which is bounded as under :-

- On or towards East : By remaining property Gat No. 753 of Mr. Ramchandra Borhade and other
- On or towards West : By Property of Mr. Ozarakar and thereafter Property of M/s. Kasata Property
- On or towards South : By Property of Mr. Swapnil Hanumant Borahde and other
- On or towards North : By Road

K) All that piece and parcel of Property bearing Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hecor 01 Ares 33 square meters plus potkharaba 00 Hecor 02 Ares 00 square meters i.e. total area admeasuring 00 Hecor 03 Ares 33 square meters i.e. 333 square meters out area admeasuring 00 Hecor 08 Ares plus potkharaba 00 Hecor 04 Ares i.e. total area admeasuring 00 Hecor 12 Ares assessed at 00 Rs. 03 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. 1 to XXVIII, Pune. Which is bounded as under :-

- On or towards East : By remaining property Gat No. 753 of Mr. Nilesch Borhade and other
- On or towards West : By Property of Mr. Subhash Borhade and other
- On or towards South : By Property of Mr. Swapnil Hanumant Borahde and other
- On or towards North : By Gat No. 750

L) All that piece and parcel of Property bearing Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hecor 02 Ares 00 square meters plus potkharaba 00 Hecor 03 Ares 00 square meters i.e. total area admeasuring 00 Hecor 05 Ares 00 square meters i.e. 500 square meters out area admeasuring 00 Hecor 08 Ares plus potkharaba 00 Hecor 04 Ares i.e. total area admeasuring 00 Hecor 12 Ares assessed at 00 Rs. 03 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of

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Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property Gat No. 751
 On or towards West : By property Gat No. 741
 On or towards South : By Property of Mr. Ramhari Ganpat
 Borhade and Mr. Vasant Ganpat
 Borahde and other
 On or towards North : By Property of Mr. Nilesh Borhade
 and other

M) All that piece and parcel of Property bearing Gat No. 753 (Old Gat No. 1116) area admeasuring 00 Hector 1.33 Ares 00 square plus 00 Hector 02 Ares 00 square i.e. 00 Hector 03 Ares 33 square plus i.e. 333 square meters out area admeasuring 00 Hector 08 Ares plus potkharaba 00 Hector 04 Ares i.e. total area admeasuring 00 Hector 12 Ares assessed at 00 Rs. 03 Paise situated at Village : Borhadewadi, Taluka : Haveli, District : Pune lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By remaining property Gat No. 753 of
 Mr. Nilesh Borhade and other
 On or towards West : By Property of Mr. Subhash Borhade
 and other
 On or towards South : By Property of Mr. Swapnil Hanumant
 Borahde and other
 On or towards North : By Gat No. 750

N) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at Village : Borhadewadi, Taluka : Haveli, District : Pune lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property of Old Gat No. 1158
 On or towards West : By Property of Old Gat No. 1120
 On or towards South : By Property of Mr. Machave
 On or towards North : By Property of Mrs. Lila Kacharu
 Daine

O) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No.

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1119) area admeasuring 00 Hector 04 Ares 00 square meters i.e. 400 square meters out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property of M/s. Kasata Properties bearing its Gat No. 755

On or towards West : By property of M/s. Kasata Properties bearing its Gat No. 757

On or towards South : By property of M/s. Kasata Properties bearing its Gat No. 756

On or towards North : By remaining property bearing its Gat No. 756

P) All that piece and parcel of Property bearing Gat No. 757 (Old Gat No. 1120) area admeasuring 00 Hector 05 Ares 00 square meters i.e. 500 square meters out area admeasuring 00 Hector 21 Ares 00 square meters plus potkharaba 00 Hector 33 Ares 00 square meters i.e. total area admeasuring 00 Hector 54 Ares 00 square meters assessed at 00 Rs. 60 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property of M/s. Kasata Properties bearing its Gat No. 756

On or towards West : By property of Mr. Nathu Shankar Borhade

On or towards South : By property of M/s. Kasata Properties bearing its Gat No. 757

On or towards North : By remaining property bearing its Gat No. 757

Q) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 01 Ares 00 square meters i.e. 100 square meters out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at **Village : Borhadewadi, Taluka : Haveli, District : Pune** lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

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On or towards East : By property of M/s. Kasata properties
 On or towards West : By property of M/s. Kasata properties
 On or towards South : By property of Mr. Santosh Shantaram
 Kashi and other bearing its Gat No. 756
 On or towards North : By remaining property of Gat No. 756

R) All that piece and parcel of Property bearing Gat No. 756 (Old Gat No. 1119) area admeasuring 00 Hector 03 Ares 00 square meters i.e. 300 square meters out area admeasuring 00 Hector 17 Ares 00 square meters plus potkharaba 00 Hector 25 Ares 00 square meters i.e. total area admeasuring 00 Hector 42 Ares 00 square meters assessed at 00 Rs. 06 Paise situated at Village : Borhadewadi, Taluka : Haveli, District : Pune lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune. Which is bounded as under :-

On or towards East : By property of M/s. Kasata properties
 On or towards West : By property of M/s. Kasata properties
 On or towards South : By property of M/s. Kasata properties
 On or towards North : By remaining property of Gat No. 756

M/s. Kasata Properties and other were well possessed and owned the above mentioned in the schedule A to R property i.e. **Gat No. 741, 755, 756, 757 & 753 collectively area admeasuring 01 Hector 77.49 Ares i.e. 17749 square meters** situated at Revenue Village : Borhadewadi, Taluka : Haveli, District : Pune.

2) The documents of allotment of Plot :

A) Present Owner i.e. Mr. Shivaji Dashrath Ozarkar & his family members were owned and possessed Property mentioned in the Schedule 1 A is an Ancestral Property.

Present Owner i.e. Mr. Shivaji Dashrath Ozarkar & his family members were given the said property mentioned in the Schedule 1 A to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. 2697/2013 & 2698/2013 respectively Dated : 06/12/2013.**

B) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 B is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased the said property mentioned in the Schedule 1 B from the previous owner i.e. Smt. Kamal Bhikoba Ozarkar and her family member by way of Sale Deed bearing **Serial No. 2700/2013 on 06/12/2013.**

- C) Present Owner i.e. Mr. Yeshwant Maruti Borhade and his family members were owned and possessed Property mentioned in the Schedule 1 C is an Ancestral Property.

Present Owner i.e. Mr. Yeshwant Maruti Borhade and his family members were given the said property mentioned in the Schedule 1 C to the Present Developers / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. Serial No. 5674/2016 and 5675/2016 respectively on 28/06/2016.**

- D) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 D is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased the said property mentioned in the Schedule 1 D from the previous owner i.e. Mr. Nathu Dharu Borhade and his family members by way of Sale Deed bearing **Serial No. 4388/2011 on 04/05/2011.**

- E) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 E is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule 1E from Previous Owner i.e. Mrs. Rajiya Yunus Mujaawar and other by way of Sale Deed bearing its **Serial No. 4390/2011 on 04/05/2011.**

- F) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 F is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule 1 F from Previous Owner i.e. Dr. Kishor Sitaram Pandit (H U F) by way of Sale Deed bearing its Sr. No. 4390/2011 on 04/05/2011.

- G) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 G is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule G from Previous Owner i.e. Mr. Pradeep Manik Bhise by way of Sale Deed bearing its **Serial No. 9204/2011 on 14/09/2011.**

- H) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 H is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule H from Previous Owner i.e. Mr. Subramanyam Panchratnam by way of Sale Deed bearing its **Serial No. 1028/2011** on 31/01/2011

- I) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule I I is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule I I from Previous Owner i.e. Mr. Akabarali Karim Shaikh by way of Sale Deed bearing its **Serial No. 389/2011** on 11/01/2011.

- J) Present Owner i.e. Mr. Subhash Chiman Borhade and his family members were owned and possessed Property mentioned in the Schedule I J is an Ancestral Property.

Present Owner i.e. Mr. Subhash Chiman Borhade and his family members were given the said property mentioned in the Schedule I J to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. 2361/2014 and 2362/2014 respectively Dated : 30/04/2014.**

- K) Present Owner i.e. Mr. Ramchandra Shivram Borhade and his family members were owned and possessed Property mentioned in the Schedule I K is an Ancestral Property.

Present Owner i.e. Mr. Ramchandra Shivram Borhade and his family members were given the said property mentioned in the Schedule I K to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. 12591/2018 and 12592/2018 respectively Dated : 04/10/2018.**

- L) Present Owner i.e. Mr. Swpanil Hanumant Borhade and his family members were owned and possessed Property mentioned in the Schedule I L is an Ancestral Property.

Present Owner i.e. Mr. Swpanil Hanumant Borhade and his family members were given the said property mentioned in the Schedule I L to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. 2419/2014 and 2420/2014 respectively Dated : 05/05/2014.**

- M) Present Owner i.e. Smt. Pushpa Jalindar Borhade and her family members were owned and possessed Property mentioned in the Schedule I M is an Ancestral Property.

Present Owner i.e. Smt. Pushpa Jalindar Borhade and her family members were given the said property mentioned in the Schedule I M to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by

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way of Development Agreement & Power of Attorney bearing its **Serial No. 875/2014 and 876/2014 respectively Dated : 10/02/2014.**

- N) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 N is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule 1 N from Previous Owner i.e. Mr. Kantilal Yeshwant Borhade by way of Sale Deed bearing its **12044/2023 on 28/06/2023.**

- O) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 O is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule 1 O from Previous Owner i.e. Mr. Sahebrao Baburao Sonawane by way of Sale Deed bearing its **20055/2023 on 18/09/2013.**

- P) Present Owner i.e. M/s. Kasata Properties owned and possessed Property mentioned in the Schedule 1 P is purchased property i.e. self-acquire property.

Present Owner i.e. M/s. Kasata Properties purchased property mentioned in the Schedule 1 P from Previous Owner i.e. Mr. Uttam Umaji Jadhav by way of Sale Deed bearing its **23770/2022 on 22/12/2022.**

- Q) Present Owner i.e. Mr. Santosh Ganpat Shirke owned and possessed Property mentioned in the Schedule 1 Q is purchased property i.e. self-acquire property.

Present Owner i.e. Mr. Santosh Ganpat Shirke given the said property mentioned in the Schedule 1 Q to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing its **Serial No. 2958/2023 and 2959/2023 respectively Dated : 17/02/2023.**

- R) Present Owner i.e. Mr. Santosh Shantaram Kashid, Mr. Madhukar Khandu Pachore & Mr. Shivchand alias Shivachandra Rameshchand alias Rameshchandra Tiwari owned and possessed Property mentioned in the Schedule 1 R is purchased property i.e. self-acquire property.

Present Owner i.e. Mr. Santosh Shantaram Kashid, Mr. Madhukar Khandu Pachore & Mr. Shivchand alias Shivachandra Rameshchand alias Rameshchandra Tiwari given the said property mentioned in the Schedule 1 R to the Present Developer / Promoter i.e. M/s. Kasata Properties for development by way of Development Agreement & Power of Attorney bearing



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its **Serial No. 2956/2023 and 2957/2023 respectively Dated : 17/02/2023.**

3) 7 X 12 Extract or property issued by Hon'ble Talathi Officer and Hon'ble Tahsildar So.

A) Gat No. 741 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

B) Gat No. 753 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

C) Gat No. 755 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

D) Gat No. 756 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

E) Gat No. 757 – All 7 X 12 Extract in Talathi office as well as Hon'ble Tahsildar Office and concern Mutation Entries

4) Search Report in respect of the Property mentioned in the Schedule No. 1 for 30 years from 1995 to 2024

2. 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 (following Owner / Promoter / Developers / Company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

SR. NO.	OWNERS OF THE LAND	GAT NO.	AREA
1.	1. Smt. Laxmibai Dashrath Ozarkar 2. Mr. Shivaji Dashrath Ozarkar 3. Mr. Vishwanath Dashrath Ozarkar 4. Mr. Pandit Dasharath Ozarkar 5. Mr. Popat Dashrath Ozarkar 6. Smt. Nirmala Bhikoba Ozarkar 7. Mr. Sachin Bhikoba Ozarkar 8. Mr. Vishnu Rambhau Ozarkar 9. Smt. Kamal Bhikoba Ozarkar 10. Smt. Dagabai Dattu Ozarkar 11. Mrs. Ranjana Balaso Hagwane 12. Mrs. Tanaji Dnyanoba alias Dnyanewshar Ozarkar 16. Mrs. Manisha Vitthal Kotwal 17. Hirabai Dnyanoba Ozarkar 18. Mr. Nitin Bhikoba Ozarkar	741	3950 sq. mtrs.
2.	M/s. Kasata properties through its Partner Mr. Dilip Manilal Pate and Mr. Nilesh Madhukar Newale	741	750 sq. mtrs.
3.	1. Mr. Vitthal Maruti Borhade 2. Mr. Nivrutti Maruti Borhade 3. Mr. Yeshwant Maruti Borhade 4. Mr. Kashinath Maruti Borhade 5.	755	2050 sq. mtrs.

	Mr. Eknath Maruti Borhade 6. Mr. Anil Kisan Borhade 7. Smt. Bhagubai Kisan Borhade 8. Mr. Tanaji Somnath Borhade 9. Mr. Manoj Dyaneshwar Borhade 10. Mr. Akshay Dnyaneshwar Borhade 11. Mrs. Sanchita Mahesh Chavan 12. Smt. Ranjana Kisan Borhade 13. Yamunabai Motiram Kawade 14. Dropadabai Kerba Bhadale		
4.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	755	2000 sq. mtrs.
5.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	756	300 sq. mtrs.
6.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	756	300 sq. mtrs.
7.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	756	500 sq. mtrs.
8.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	756	800 sq. mtrs.
9.	M/s. Kasata properties through its Partner 1. Mr. Nilesh Madhukar Newale 2. Mr. Pravinbhai Shamjibhai Patel 3. Mr. Nitinkumar Narsibhai Patel	757	4000 sq. mtrs.
10.	1. Mr. Subhash Chiman Borhade 2. Mr. Bharat Chiman Borhade 3. Mr. Abhinath Chiman Borhade 4. Smt. Janabai Chiman Borhade	753	333 sq. mtrs.
11.	1. Mr. Ramchandra Shivram Borhade 2. Mrs. Hausabai Ramchandra Borhade 3. Mr. Ashok Ramchandra Borhade 4. Mr. Sharad alias Shankar Shivram Borhade 5. Mrs. Dauropadabai Balasaheb Ghare 6. Mrs. Shantabai Sahebrao Bendale 7. Shalan Balwant Gaware	753	333 sq. mtrs.
12.	1. Mr. Hanumant Tukaram Borhade 2. Mrs. Lilabai Hanumant Borhade 3. Mr. Swapnil Hanumant Borhade 4. Mrs. Smita Navnath Sakore 5. Shital Hanumant Borhade	753	500 sq. mtrs.
13.	1. Smt. Pushpa Jalindar Borhade 2. Mr. Nilesh Jalindar Borhade 3. Mr. Yogesh Jalindar Borhade	753	333 sq. mtrs.

14.	M/s. Kasata properties through its Partner Mr. Pravinbhai Shamjibhai Patel	756	300 sq. mtrs.
15.	M/s. Kasata properties through its Partner Mr. Dilip Manilal Patel	756	400 sq. mtrs.
16.	M/s. Kasata properties through its Partner Dilip Manilal Patel	757	500 sq. mtrs.
17.	Mr. Santosh Ganpat Shirke	756	100 sq. mtrs.
16.	1. Mr. Santosh Shantaram Kashid 2. Mr. Madhukar Khandu Pachore 3. Mr. Shivchand alias Shivachandra Rameshchand alias Rameshchandra Tiwari	756	300 sq. mtrs.

(2) Qualifying comments / remarks if any - Not Applicable

3. The report reflecting the flow of the title of the (Owner / Promoter / Developers / Company) on the said land in enclosed herewith as annexure.

Encl : Annexure.



ADV. GAJANAN B. DHAYGUDE (PATIL)

MAH/2419/2000

Gajanan B. Dhaygude (Patil)

Advocate

Nadhenagar, Kalewadi, Pune-17.



GAJANAN B. DHAYGUDE (PATIL)
B.S.L.L.B
ADVOCATE

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 Mobile No. 9822437427, 9011091019

FORMAT - A

(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 X 12 Extract / P. R. Card as on date of application for registration
- 2) Mutation Entry
- 3) Search Report for 30 years from 1995 to 2024 taken from Sub-Registrar Office at Pune
- 4) Any other relevant title.
- 5) Litigation if any - Not Applicable.

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Date : 10/05/2024

ADV. GAJANAN B. DHAYGUDE (PATIL)
 MAH/2419/2000

Gajanan B. Dhaygude (Patil)
 Advocate
 Nadhenagar, Kalewadi, Pune-17,

