

FORMAT A
(Circular No. 28/2021)

Date : 16/09/2023

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to below mentioned Residential Plots from sanctioned lay-out of an admeasuring area 2,087 sq mtrs from Gat No. 1450 : -

Sr. No.	Plot No.	Area
1	Plot No. D-01	233.22 sq mtrs
2	Plot No. D-02	111.54 sq mtrs
3	Plot No. D-03	111.54 sq mtrs
4	Plot No. D-04	130.07 sq mtrs
5	Plot No. D-05	111.54 sq mtrs
6	Plot No. D-06	092.89 sq mtrs
7	Plot No. D-07	092.89 sq mtrs
8	Plot No. D-08	092.89 sq mtrs
9	Plot No. D-09	181.31 sq mtrs
Sub-Total		1,157.96 sq mtrs
10	Area under DP Road	504.59 sq mtrs
11	Area under Internal Road	424.91 sq mtrs
Grand Total		2,087 sq mtrs

situated at Village Wagholi Taluka Haveli, District Pune, within extended local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

Hereinafter referred to as Said Land/ Plots.

{1} I have investigated the title of the said Plots on the request of Mr. Natraj Shamrao Satav and the following documents.



1) Description of the Property :

All that piece and parcel of below mentioned Residential Plots from sanctioned lay-out of an admeasuring area 2,087 sq mtrs from Gat No. 1450 :-

Sr. No.	Plot No.	Area
1	Plot No. D-01	233.22 sq mtrs
2	Plot No. D-02	111.54 sq mtrs
3	Plot No. D-03	111.54 sq mtrs
4	Plot No. D-04	130.07 sq mtrs
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9	Plot No. D-09	181.31 sq mtrs
Sub-Total		1,157.96 sq mtrs
10	Area under DP Road	504.59 sq mtrs
11	Area under Internal Road	424.91 sq mtrs
Grand Total		2,087 sq mtrs

situated at Village Wagholi Taluka Haveli, District Pune, within proposed extended local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

2) The Documents of allotment of Said Land/ Plots :

- Sale Deed dated 26/02/1981 registered in the Office of Sub-Registrar Haveli No. II at Sr. No. 1133/1981
- Gift Deed dated 11/07/2018, registered in the Office of Sub-Registrar Haveli No. VI at Sr. No. 5167/2018
- Sale Deed dated 19/11/2019, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 17264/2019.
- Sale Deed dated 09/09/2020, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 7121/2020.
- Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20671/2022.
- Order below Exh 1 in Spl. C.S. No.1051/2022
- Search Report by Adv Sameer Chaudhary dated 16/09/2023
- Letter dated 12/04/2023 by Collector Office regarding NA Assessment (NA Order) addressed to PMRDA.
- Lay-out Tentative Development Permission by PMRDA dated 21/07/2023



3) Following 7/12 and Property Card Extracts and Mutation Entries

1. 7/12 extract of Gat No. 2436 from 1974 to 1990
2. 7/12 extract of Gat No. 1450 from 1991 to 2022
3. Mutation Entry Nos. 1125, 13036, 13898, 14785, 18600

4) Search Report for 30 years from 1994 till 16/09/2023

{2} On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Land, I am of the opinion that, the title of Mr. Natraj Shamrao Satav is clean, clear, marketable and without any encumbrances (If any encumbrances please mention in separate sheet)

Owners of Said Land :

- (1) Mr. Natraj Shamrao Satav
- (2) Qualifying comments/ Remarks if Any:- Owner is in possession of Said Plots from date of Purchase, i.e. 15/12/2022

{3} The Report reflecting the flow of title of the owners and the rights of the developer on the said Land is enclosed herewith as an Annexure.

Date : 16/09/2023

FOR SUDHARMAN LAW LLP,




Adv. Prasad Arunrao Jagdale
Partner

Encl : Annexure

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FLOW OF THE TITLE OF THE SAID LAND

1. As per Consolidation Scheme implemented at Village Wagholi, land at Survey No. 320/1/1A+2B+1/2B was given Gat No. 2436 and name of Mr. Pandurang Baburao Tupe was recorded as owner thereof.
2. By Sale Deed dated 26/02/1981 registered in the Office of Sub-Registrar Haveli No. II at Sr. No. 1133/1981, Pandurang Tupe with the consent of Hirabai Tupe, Shakuntala Dhanawade, Muktabai Wakchoure, Pramila Satpute, Kamal Shinde, Vimal Khurpe, Padma Khurpe and Vasanti Khurpe sold land at Gat No. 2436 to (1) Kutubuddin Haji A. Gani Hiroli, (2) Abdul Kadar Haji A. Gani Hiroli and (3) Abdul Rajjak Haji A. Gani Hiroli and their names were recorded on 7/12 extract and by virtue of the same, each of the said Purchaser became owner to the extent of 1/3rd share in Gat No. 2436. Effect of said Sale Deed was given on 7/12 extract vide Mutation Entry No. 1125 dated 17/01/1986.
3. After part of Village Wagholi became new Revenue Village Kesnand, the Gat No. 2436 was given New Gat No. 1450, at village Wagholi.
4. By Gift Deed dated 11/07/2018, registered in the Office of Sub-Registrar Haveli No. VI at Sr. No. 5167/2018, Abdul Rajjak Haji A. Gani Hiroli, transferred his entire share (admeasuring 01 H 75.66 Ares) in Gat No. 1450 to his son Mr. Abdul Majid Abdul Rajjak Hiroli and his name was recorded on 7/12 extract vide Mutation Entry No. 13036 for the said area transferred to him by way of said Gift.
5. That by Sale Deed dated 19/11/2019, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 17264/2019, Mr. Abdul Majid Abdul Rajjak Hiroli sold an area admeasuring 59.23 Ares to Mr. Sanjay Satav and Amit Gyanchand Pahilani and Sagar Bhagwan Gore. Effect of said Sale Deed was given on 7/12 extract vide Mutation Entry No. 13898 dated 26/11/2019.
6. That by Sale Deed dated 09/09/2020, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 7121/2020, Amit Gyanchand Pahilani and Sagar Bhagwan Gore sold area purchased by them from said



59.23 Ares to Mr. Sanjay Satav and effect of said Sale Deed was given on 7/12 extract vide Mutation Entry No. 14785 dated 19/10/2020.

7. After having sold area admeasuring 59.23 Arc from 01 H. 75.66 R., Mr. Abdul Majid Abdul Rajjak Hiroli remained owner of land admeasuring 01 H 16.43 R.
8. By Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20671/2022 Mr. Abdul Majid Abdul Rajjak Hiroli sold area admeasuring 20.87 R. i.e. Said Land to Mr. Natraj Shamrao Satav and his name has been recorded on 7/12 extract vide Mutation Entry No. 18600.
9. It is informed that Mr. Abdul Majid Abdul Rajjak Hiroli has filed a suit for partition against other co-owners in civil court Pune vide R.C.S. No.1190/2022 and other co-owners have filed Spl. Civil Suit bearing No. 1203/2020 against Mr. Abdul Majid Abdul Rajjak Hiroli for cancellation of the Gift Deed in his favour and Sale Deed by him in favour of Mr. Sanjay Satav and Others. During online search, we have not come across any interim Orders in said Civil Suits.
10. It is further informed that Mr. Abdul Majid Abdul Rajjak Hiroli had filed Spl. C.S. No.1051/2022 against Mr. Sanjay Satav Patil and others for cancellation of Sale Deed and in view of Sale Deed of Said Land by Mr. Sanjay Satav with consent of Mr. Abdul Majid Abdul Rajjak Hiroli, said Suit has been withdrawn by Mr. Abdul Majid Abdul Rajjak Hiroli by filing Purshis to that effect and accordingly said Suit has been disposed of by Court on 20/01/2023 by passing Order below Exh 1.
11. We had issued Public Notice in respect of Gat No. 1450 in Daily Prabhat dated 28/05/2022 and we received below mentioned objections :-
 - a) Objection dated 03/06/2022 by Adv. Sandeep Vilas Kale on behalf of his client Mr. Baban Devram Tambe claiming / alleging that he has been possession of Gat No. 1450 and has become owner thereof by adverse possession. Hence he has objection for the proposed transaction. It is informed to us that after having raised said objection said Mr. Baban Devram Tambe expired and his legal heirs namely Suhas, Sunil, Vijay and Rajendra Baban Tambe have agreed to withdraw the objection raised by their predecessor Late Baban Tambe and have further agreed to consent and confirm the transactions with



respect to Gat No. 1450 and admit that they were never in possession. But no supporting document is produced.

- b) Objection dated 03/06/2022 by Adv. Nilesh Kadam on behalf of his client Mr. Abdul Majid Abdul Rajjak Hiroli claiming / alleging that he has filed Civil Suit against Mr. Sanjay Satav Patil and others for cancellation of Sale Deed. Hence he has objection for the proposed transaction. In view of Sale Deed of Said Land by Mr. Sanjay Satav with consent of Mr. Abdul Majid Abdul Rajjak Hiroli and withdrawal of Civil Suit, said objection has become redundant.
12. We had also issued Public Notice in respect of Gat No. 1450 in Daily Prabhat dated 31/03/2022 and we received objection dated 07/04/2022 by Adv. Sudhakar Kale on behalf of his client Rohan Builders and Developers Pvt. Ltd. claiming / alleging that description of boundaries of Gat No. 1450 mentioned in Public Notice are wrong. Said objection is incorrect. Said objection further stated that Gat No. 1450 has no public access road. We are of the opinion that the approach road is from the sanctioned lay-out and as per development regulations concerned developer is bound to keep it open and accessible to all adjacent owners including owners of Gat No. 1450.
13. By Letter dated 12/04/2023 bearing No. PRH/PMRDA /NA/SR/17/2023 addressed to PMRDA, Collector Office Pune has fixed NA Assessment for Residential Purpose and has also certified Class, Occupancy and Tenure of Land.
14. It is further seen that PMRDA has approved and granted Tentative Development Permission to Lay-out bearing No. BHA/CR No. 1879/22-23/Village Wagholi/Gat No. 1450 Part dated 21/07/2023. It is further seen that in furtherance of NA Assessment and Tentative Development Permission, separate 7/12 extracts for each plot of sanctioned lay-out are yet to be opened.
15. On our instructions, Adv. Sameer Chaudhary has carried out search in respect of Said Land from 1994 till date and has submitted Search Report dated 16/09/2023. As mentioned in said Search Report, he has not found any adverse entry in respect of Said Land during search.



16. On the basis of search and the documents produced before us and documents inspected, as on date and subject to what is stated above, WE CERTIFY that Said Plots are owned by Mr. Natraj Shamrao Satav.
17. Any other relevant title: No.
18. Litigations if any : As mentioned above

For Sudharman Law LLP,

Adv. Prasad Arunrao Jagdale
Partner



ADV. SAMEER CHAUDHARY

B.Com.L.L.B.

Flat No. 502, Shrinivas Sirine County Phase II CHS Ltd, Sinhgd Road,
Wadgaon Khurd, Pune 411041

SEARCH REPORT

Date : 16/09/2023

To,
Sudharman Law LLP
Pune

Sub.- Search Report for the year 1994 to 2023 of the land bearing
Gat Nos 1450, Village Wagholi, Taluka Haveli, District Pune.

Dear Sir,

I was instructed by you to carry out Search in respect of the property more particularly described in this Report for the period 1994 to 2023 and accordingly the Search Report is issued as follows:

- I. **Description of the Property:** All that piece and parcel of Gat No. 1450, Village Wagholi, Taluka Haveli, District Pune.
- II. The Search for the years 1994 to 2023 was conducted manually and on the website www.igrmaharashtra.gov.in. Many times Computer Search does not show all the relevant documents. Subject to it and from the record which was available for inspection, I have completed the search.
- III. **From the search I have come across following documents:-**
 - a. Sale Deed dated 26/02/1981 registered in the Office of Sub-Registrar Haveli No. II at Sr. No. 1133/1981
 - b. Gift Deed dated 11/07/2018, registered in the Office of Sub-Registrar Haveli No. VI at Sr. No. 5167/2018
 - c. Sale Deed dated 19/11/2019, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 17264/2019.

- d. Sale Deed dated 09/09/2020, registered in the Office of Sub-Registrar Haveli No. XXVII at Sr. No. 7121/2020
- e. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20665/2022. (By Mr. Majid Hiroli to Mr Natraj Satav, 23.43 R)
- f. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20662/2022. (By Mr. Majid Hiroli to Mr Dharani Madala, 15.68 R)
- g. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20668/2022 (By Mr. Majid Hiroli to Mrs Gogineni Choudhary, 23.20 R)
- h. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20671/2022. (By Mr. Majid Hiroli to Mr. Natraj Satav, 20.87 R)
- i. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20676/2022 (By Mr. Majid Hiroli to Mr. Pravin Satav, 15.57 R)
- j. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20674/2022. (By Mr. Majid Hiroli to Mrs. Priyanka Satav, 17.68 R)
- k. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20683/2022. (By Mr. Sanjay Satav to Mr. Dnyaneshwar Wable, 20.69 R)
- l. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20678/2022 (By Mr. Sanjay Satav to Mr. Natraj Satav, 19.92 R)
- m. Sale Deed dated 15/12/2022 registered in the office Sub-Registrar office Haveli No. VI at Sr. No. 20685/2022 (By Mr. Sanjay Satav to Mr. Dharni Madla, 18.62 R)
- n. Sale Deeds dated 17/04/2023, registered in the Office of Sub-Registrar Haveli No. VI by Amina Abdul Kadar Hiroli and others in favour of following persons : -

Sr. No.	Purchaser	Sale Deed Reg No.	Area
1	AP Landmark	7049	19.71 R

2	Abhijit Vilas Bhosale	7051	15.11 R
3	Vaishali Bharat Tiwari	7046	19.85 R
4	Dharani Madala	7063	18.84 R
5	Vaishnavi Bharat Tiwari	7055	19.96 R
6	Swapnil Dattatray Lole	7061	16.65 R
7	AP Landmark	7057	18.59 R
8	Tukaram Babasaheb Barate	7059	14.63 R
9	Vishal Ulhas Dhumal	7053	15.27 R

- o. Sale Deeds dated 24/08/2023, registered in the Office of Sub-Registrar Haveli No. VI by Osman Hiroli and others with consent of Tabassum Ibrahim Hiroli in favour of following persons :-

Sr. No.	Purchaser	Sale Deed Reg No.	Area
1	Sambhaji Ukirde	17054	19.18 R
2	Somnath Darekar	17056	19.06 R
3	Somnath Darekar	17060	19.48 R
4	Analyzer Cae Solutions Pvt. Ltd. through Dharani Madala	17058	17.58 R
5	Arbaaz Valimohammed Memon	17062	19.33 R
6	M/s Arihant Buildcon	17066	39.50 R

- p. Agreement to Sell dated 24/08/2023, registered in the Office of Sub-Registrar Haveli No. VI at Sr. No. 17064/2023 in favour of Mr. Natraj Shamrao Satav for an are admeasuring 41.54 R by Tabassum Hiroli and others in favour of Osman Hiroli and others.

I have not come across any entry except as stated above in respect of Said Land.

Hence this Search Report given to you

Place : Pune



Adv. Sameer Chaudhari

Encl : Search Challan

