



# *S. N. Gaikwad*

## **Advocate**

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**S.No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.**  
**M.No. 9850526755, 8010234925**

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Email: sarjerao.gaikwad@gmail.com

### **FORMAT-A**

(Circular No.28/2021)

To

MahaRERA

### **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to plot no.65 – 66, out of S. No.7, Hissa No.3, situated at Kiwale, Taluka – Haveli, District Pune (Hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of Mr. Vinod Subhash Bhosale and Nagesh Nanaso Bhosale and following documents i.e' :-

1. Description of the property - Plot bearing No.65, area admeasuring 1981.00 Sq. Feet i.e. 184.03 Sq. Mtr. and Plot bearing No.66, area admeasuring 1981.00 Sq. Feet i.e. 184.03 Sq. Mtr. **Total area admeasuring 3962.00 Sq. Feet i. e. 368.06 Sq. Mtr.** out of S. No.7, Hissa No.3, situated at village Kiwale, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.
2. The documents of allotment of plot - 1. Sale Deed Registration No.9238/2020, registered in the office of the Sub-Registrar, Haveli No.14.  
2. Partition Deed Registration No.5923/2021, registered in the office of the Sub-Registrar, Haveli No.14.

3. 7 /12 extracts issued by Talathi Kiwale from the year 1993 to 2022 and mutation entry nos.14057 and 14146.
4. Search report for 30 years from the year 1991 till 2021 dtd.02/04/2021.

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 owners is clear, marketable and without any encumbrances.

Owners of the land – 1) Plot No.65 out of S. No.7/3, situated at Kiwale.

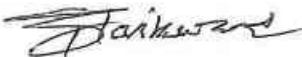
Mr. Vinod Subhash Bhosale and Mr. Kishor Shankarrao Katkar.

- 2) Plot No.66 out of S. No.7/3, situated at Kiwale.  
Mr. Bhausahab Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and Mr. Nagesh Nanaso Bhosale

The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 30/05/2022.

  
**SARJERAO N. GAIKWAD**  
Advocate  
S. No. 112/1, Gaikwad Niwas,  
Near Vitthal Mandir,  
Walhekarwadi, Chinchwad,  
Pune - 411033.  
Mob.: 9850526755



Date : 02/04/2021

**SEARCH AND TITLE REPORT**

To,  
Mr. Nagesh Nanaso Bhosale  
Flat No.702, D wing, Tuljabhavani Hsg. Soc.,  
S. No.97/1A/1A/1, Ravet, Pune - 412101.

**Subject :** Legal opinion in respect of the property situated at village Kiwale, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, bearing S. No.7, Hissa No.3, area admeasuring **1981.00 Sq. Feet**, out of total area admeasuring 00 Hecter 57 Aar -

**Owner of the Property:** Mr. Bhausahab Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and **Mr. Nagesh Nanaso Bhosale.**

Sir,

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same as I state as follows:

I) That, I have perused documents submitted to me. I have also taken e search of the Subject mentioned property, by paying requisite fee vide GRN No.MH013162875202021E, Receipt No.5713 dtd.15/03/2021 (Haveli No.24). Within my search I do not found earlier record of Index II in good and readable condition at the concerned Sub-Registrar offices.

II) However from the available documents, information given to me by you and available e search, I have not come across any adverse transaction pertaining to the said land. It is pertinent to note that, due to anywhere registration system in Sub-District of Haveli, it is not practically possible to conduct search in all the Registration Offices. Hence my opinion is strictly based on the documents and information given to me and available e search.

III) I have perused the documents submitted to me by you, list of which is given below -

(All the copies are Xerox only).

- a. 7/12 Extract for the year 1989 to 2021.
- b. Extracts of concern Mutation Entries Nos.591, 830, 834, 1495, 1496, 1512, 10415 and 14057 appearing on above 7/12 extracts.
- c. Sale Deed Registration No.7819/2020 along with Index II and Registration Receipt.
- d. Sale Deed Registration No.9238/2020 along with Index II and Registration Receipt.
- e. Zone Certificate dtd.19/12/2009.

The Title history of last 30 years in respect of the property bearing S. No.7/3, area admeasuring **1981.00 Sq. Feet**, out of total area admeasuring 00 Hector 57 Aar, situated at village Kiwale, Tal. Haveli, Dist. Pune shows the following chain of transactions.

1. Property bearing bearing S. No.7/3, area admeasuring 00 Hector 57 Aar, situated at village Kiwale, Tal. Haveli, Dist. Pune was initially owned by Smt. Lxmibai Narhu Taras, Shri Dattu Mahadu Taras and Shri Ramchandra Shankar Taras as their ancestral property having 5 Aane 4 Pai share each. Further said Smt. Lxmibai



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M. No. 9850526755, 9421910121.

Narhu Taras; Shri Dattu Mahadu Taras and Shri Ramchandra Shankar Taras applied to the revenue officer and get partitioned their properties between them. As per the said partition S. No.7/3, area admeasuring 00 Hecter 57 Aar comes to the share of Mr. Ramchandra Shankar Taras and accordingly names of Smt. Lxmibai Narhu Taras and Shri Dattu Mahadu Taras are deleted from the owners and occupiers column of the 7/12 extract of the property bearing S. No7/3, by keeping the name of Mr. Ramchandra Shankar Taras as the absolute owner of total area admeasuring 00 Hecter 57 Aar by Mutation Entry No.1512.

2. It is perused from on line e search, that for legal and sufficient reasons and benefit of the property Mr. Ramchandra Shankar Taras with the consent of his family members viz. Sitabai Ramchandra Taras, Uttam Ramchandra Taras, Shaila Uttam Taras, Rupali Dashrath Taras and Shila Sambhaji Bhondve have sold the said property bearing S. No.7/3, total area admeasuring 00 Hecter 57 Aar, to M/s. Edifice Properties Pvt. Ltd. by executing Sale Deed dtd.26/06/2009. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.19, at Sr. No.2410/2009. Accordingly the name of M/s. Edifice Properties Pvt. Ltd. was mutated in the owners and occupiers column of the 7/12 extract of the property bearing S. No.7/3, situated at Kiwale, by Mutation Entry No.10415.

3. Further for the legal and sufficient reasons said M/s. Edifice Properties Pvt. Ltd. has sold the said property bearing S. No.7/3, total area admeasuring 00 Hecter 57 Aar, situated at village Kiwale to Mr. Kiran Rajendra Ghodke by executing Sale Deed dtd.07/08/2020. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.7819/2020. Accordingly the name of Mr. Kiran Rajendra Ghodke is mutated in the owners and occupiers column of the 7/12 extract of the property bearing S. No.7/3, situated at Kiwale.

4. Mr. Kiran Rajendra Ghodke for his legal and sufficient reasons sold the area admeasuring 13224 Sq. Feet i.e. 1228.53 Sq. Mtr. out of property bearing S. No.7/3, total area admeasuring 00 Hector 57 Aar, situated at village Kiwale, to Mrs. Mangala Bapurao Yevale and other 15 persons including Mr. Nagesh Nanaso Bhosale, by executing Sale Deed dtd.09/09/2020. The said Sale Deed is registered in the office of the Joint Sub-Registrar, Haveli No.14, at Sr. No.9238/2020. Accordingly the names of the purchasers i.e. Mrs. Mangala Bapurao Yevale and other 15 persons including Mr. Nagesh Nanaso Bhosale are mutated in the owners and occupiers column of the 7/12 extract to their purchased area out of the property bearing S. No.7/3, situated at Kiwale, by Mutation Entry No.14057.

5. It is perused from the Sale Deed having Registration No.9238/2020, registered at Joint Sub-Registrar, Haveli No.14, that Mrs. Mangala Bapurao Yevale and other 15 persons including Mr. Bhausaheb Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and **Mr. Nagesh Nanaso Bhosale** are purchased area admeasuring 13224 Sq. Feet i.e. 1228.53 Sq. Mtr. out of property bearing S. No.7/3, total area admeasuring 00 Hector 57 Aar, situated at village Kiwale. While perusing the said Sale Deed having Registration No.9238/2020, registered in the office of the Joint Sub-Registrar, Haveli No.14, it is observed on page No.19, that the share owned by Mr. Bhausaheb Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and **Mr. Nagesh Nanaso Bhosale** is jointly 1981 Sq. Feet, out of total purchased area admeasuring 13224 Sq. Feet i.e. 1228.53 Sq. Mtr. out of S. No.7/3, situated at village Kiwale.

6. It is seen from Zone Certificate bearing No.नरवि/कवि/झोदा/१/१९४, दिनांक ०१/०३/२०१९, issued by Pimpri Chinchwad Municipal Corporation, that some part is affected by one 90 meter wide Mumbai Pune Express High Way + 12 Service Road and one 12 meter wide road and remaining part is in Green Zone and Residential Zone.



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7. I have published Jahir notice in daily Prabhat dtd.04/03/2021, in respect of the subject mentioned property, calling objections and/or interest in the said property from the public at large. Till date I have not received any objection from any person or firm from the public at Large.

8. By virtue of aforesaid Sale Deed having Registration No.9238/2020 dtd.09/09/2020, Mr. Bhausahab Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and **Mr. Nagesh Nanaso Bhosale** are the absolute owners of the Subject mentioned property and they are entitle to develop the subject mentioned property by constructing building/s on the said property, comprising of various Flats/Shops/Units/Parking/Space/Open Space/Terrace, etc. in the said building/s.

9. AND, subject to documents given for my perusal and subject to whatever stated hereinabove, I state that, the title of the Owners in respect of the subject mentioned property is clean, clear and marketable and Mr. Bhausahab Vithoba Jagdale, Mr. Yuvraj Vithoba Jagdale and **Mr. Nagesh Nanaso Bhosale** are fully entitle to develop the Subject mentioned property or dispose of the said property as per their desire. There is no any hurdle, impediment and restrictive clause or clause which will impair the Owners, to develop the said property and to take all the benefits out of the said property.

All the documents are returned herewith.

**SARJERAO N. GAIKWAD**  
Advocate  
S. No. 112/1, Gaikwad Niwas,  
Near Vitthal Mandir,  
Walhekarwadi, Chinchwad,  
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M. No. 9850526755, 9421910121.

Date : 02/04/2021

### SEARCH AND TITLE REPORT

To,

Mr. Vinod Subhash Bhosale

Mr. Kishor Shankarrao Katkar

Both R/at. S. No.177/1/6, Prabhat Colony,

Shankar Kalatenagar, Wakad, Pune - 411057.

**Subject :** Legal opinion in respect of the property situated at village Kiwale, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, bearing S. No.7, Hissa No.3, area admeasuring **1981.00 Sq. Feet**, out of total area admeasuring 00 Hector 57 Aar -

**Owner of the Property:** Mr. Vinod Subhash Bhosale and Mr. Kishor Shankarrao Katkar.

Sir,

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I) That, I have perused documents submitted to me. I have also taken e search of the Subject mentioned property, by paying requisite fee vide GRN No.MH013164320202021E, Receipt No.5715 dtd.15/03/2021 (Haveli No.24). Within

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and one 12 meter wide road and remaining part is in Green Zone and Residential Zone.

7. I have published Jahir notice in daily Prabhat dtd.04/03/2021, in respect of the subject mentioned property, calling objections and/or interest in the said property from the public at large. Till date I have not received any objection from any person or firm from the public at Large.

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**SARJERAO N. GAIKWAD**  
Advocate  
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