



# SANJAY MANOHAR SAGAVEKAR



B.A. LL.B.  
ADVOCATE & NOTARY  
(GOVT. OF INDIA)  
539/3084, Akshay Society,  
Sant Tukaram Nagar,  
Pimpri - Pune - 411 018.  
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Ref. No.

Date: 22/09/2021

## FORNATE - A (Circular No 28/2021)

To,  
Maha RERA  
BKC Housefin Bhavan  
Plot No C-21, Near RBI, E Block  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400051

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey No 83 Hissa No 1 admeasuring 00 H 96 R lying being and situated at the revenue village Ravet, Taluka - Haveli, District - Pune (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s Urban Space Creators a partnership firm having its office at Sector No 25, Plot No 196, Pradhikaran, Nigdi, Pune 411044 through its partner Mr. Mohit S. Daga & Others and following documents i.e. :-

#### 1) Description of the property: -

##### SCHEDULE

All the piece and the parcel of the land bearing Survey No 83 Hissa No 1 area admeasuring 00 H 90 Aar + Potkharaba 00 H 06 Aar total area admeasuring 00 H 96 Aar and assessed at Rs. 01 Paise 87 situated at revenue village Ravet, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli Pune and the same is bounded as follows

|                     |                         |
|---------------------|-------------------------|
| On or towards EAST  | By Survey No 85         |
| On or towards SOUTH | By part of Survey No 83 |
| On or towards WEST  | By Survey No 82         |
| On or towards NORTH | By 24.00 Mtrs Wide Road |

#### 2) The documents of allotment of plot as under:-

- Photocopy of Development Agreement + Index II + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.
- Photocopy of Power of attorney + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.
- Photocopy of Sale Deed + Index II + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2418/19 dated 02/03/2019.
- Photocopy of Power of attorney + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2419/19 dated 02/03/2019.
- Photocopies of Village Form 7,7A and 12 of in respect of Survey No 83 Hissa No 1 of the revenue village Ravet, Taluka Haveli, District Pune
- Photocopies of mutation entries in respect of Survey No 83 Hissa No 1 of the revenue village Ravet, Taluka Haveli, District Pune
- Photocopy of the Zone Certificate in respect of Survey No 83, Ravet, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.



- h. Photocopy of the D.P. Opinion in respect of Survey No 83/1, Ravet, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
  - i. Photocopy of demarcation dated 14/12/2018
  - j. Photocopy of Search report for 30 years from 1991 to 2020 by Adv. Sanjay M. Sagavekar
- 3) 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 M/s Urban Space Creators and others to the said land is clear, marketable and without any encumbrances who entrusted the development rights of said plot in favour of M/s Urban Space Creators.

Owners of the land :-

- A. M/s Urban Space Creators is the owner of land admeasuring 0 H 21.23.32 Aar i.e. 2123.32 sq. mtrs, out of Survey No 83/1 Ravet, Taluka Haveli, District Pune.
- B. That 1. Narsinh Rangrao Kulkarni, 2. Govardhan Badrinarayan Hosur, 3. Nandini Ashok Waghode, 4. Vithabai Hanumant Jadhav, 5. Pandurang Shripati Jadhav, 6. Pandurang Badrinarayan Hosur, 7. Sharad Vitthalrao Phand are the owners of land admeasuring 0 H 74.66 Aar i.e. 7466.66 sq. mtrs. out of Survey No 83/1, Ravet, Taluka Haveli, District Pune.

Qualifying comments/remarks if any .....

That Narsinh Rangrao Kulkarni others have entrusted the development rights in respect of land admeasuring 0 H 74.66 Aar i.e. 7466.66 sq. mtrs. out of Survey No 83/1, Ravet, Taluka Haveli, District Pune in favour of M/s Urban Space Creators by various registered development agreements.

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
- 5) Since our scope of work does not include considering aspects within the domain of architect and surveyor, we have not carried out any physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.
- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.  
Date:- 22/09/2021

  
Advocate.

**SANJAY M. SAGAVEKAR**  
B.A. LL. B.

**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**

539/3084, Akshay Society, S. T. Nagar,  
PIMPRI, PUNE - 411 018. M :- 9881376060





**FORMAT - A**

**(Circular No. :- 28 / 2021)**

**FLOW OF THE TITLE OF THE SAID LAND.**

Ref. - Survey No 83 Hissa No 1 admeasuring 00 H 96 R lying being and situated at the revenue village Ravet, Taluka - Haveli, District - Pune.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 3977 in respect of land bearing Survey No 83 Hissa No 1  
Mutation Entry No 5665 in respect of land bearing Survey No 83 Hissa No 1.  
Mutation Entry No 10025 in respect of land bearing Survey No 83 Hissa No 1.
- 3) Search report for 30 years from 1991 to 2020 taken from Sub-Registrar' office Haveli Pune on dated 07/12/2020.
- 4) Photocopy of Development Agreement + Index II + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016
- 5) Photocopy of Sale Deed + Index II + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2418/19 dated 02/03/2019
- 8) Any other relevant title - N.A.
- 9) Litigations if any - N.A.

Date: 22/09/2021

  
Advocate.

**SANJAY M. SAGAVEKAR**  
B.A.L.L.B.  
**ADVOCATE & NOTARY**  
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Maha RERA  
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Plot No C-21, Near RBI, E Block  
Bandra Kurla Complex, Bandra (E)  
Mumbai 400051



### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey No 85 Hissa No 1 admeasuring 00 H 86 R and Survey No 85 Hissa No 2/1 admeasuring 00 H 28 R and lying being and situated at the revenue village Ravet, Taluka - Haveli, District - Pune (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s Urban Space Creators a partnership firm having its office at Sector No 25, Plot No 196, Pradhikaran, Nigdi, Pune 411044 through its partner Mr. Mohit S. Daga & Others and following documents i.e. :-

#### 1) Description of the property: -

##### SCHEDULE

All the piece and the parcel of the land bearing 1. Survey No 85 Hissa No 1 area admeasuring 00 H 82 Aar + Potkharaba 00 H 04 Aar total area admeasuring 00 H 86 Aar and assessed at Rs. 01 Paise 12 + 2. Survey No 85 Hissa No 2/1 area admeasuring 00 H 26 Aar + Potkharaba 00 H 02 Aar total area admeasuring 00 H 28 Aar and assessed at Rs. 00 Paise 38 situated at revenue village Ravet, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and the same is bounded as follows

|                     |                              |
|---------------------|------------------------------|
| On or towards EAST  | By Survey No 86              |
| On or towards SOUTH | By part of Survey No 83 & 85 |
| On or towards WEST  | By Survey No 83              |
| On or towards NORTH | By 24.00 Mtrs Wide Road      |

#### 2) The documents of allotment of plot as under:-

- Photocopy of Development Agreement + Index II + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.
- Photocopy of Power of attorney + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.
- Photocopy of Sale Deed + Index II + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2418/19 dated 02/03/2019.
- Photocopy of Power of attorney + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2419/19 dated 02/03/2019.
- Photocopy of Sale Deed + Index II + Registration Receipt dated 29/09/2017 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 15596/17 dated 29/09/2017.
- Photocopy of Power of attorney + Registration Receipt dated 29/09/2017 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 15597/17 dated 29/09/2017





- g. Photocopies of Village Form 7,7A and 12 of in respect of Survey No 85 Hissa No 1 & Survey No 85 Hissa No 2/1 of the revenue village Ravet, Taluka Haveli, District Pune
  - h. Photocopies of mutation entries in respect of Survey No 85 Hissa No 1 & Survey No 85 Hissa No 2/1 of the revenue village Ravet, Taluka Haveli, District Pune
  - i. Photocopy of the Zone Certificate in respect of Survey No 85 Hissa No 1 & Survey No 85 Hissa No 2/1, Ravet, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
  - j. Photocopy of the D.P. Opinion in respect of Survey No 85 Hissa No 1 & Survey No 85 Hissa No 2/1, Ravet, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
  - k. Photocopy of demarcation dated 14/12/2018
  - l. Photocopy of Search report for 30 years from 1991 to 2020 by Adv. Sanjay M. Sagavekar
- 3) 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 M/s Urban Space Creators and others to the said land is clear, marketable and without any encumbrances.

Owners of the land :-

- A. M/s Urban Space Creators is the owner of land admeasuring 0 H 17.20 Aar i.e. 1720.00 sq. mtrs, out of Survey No 85/1 of the village Ravet, Taluka Haveli, District Pune.
- B. That 1. Dada Bapu Valkunde, 2. Vitthal Dnyanoba Saste, 3. Ravsaheb Anna Pawar, 4. Baliram Shenfadrao Jadhav, 5. Nitin Ramdas Chaudhari, 6. Ashok Baburao Patil, 7. Sunil Shankar Patil, 8. Aniruddha Yallappa Sasane are the owners of land admeasuring 0 H 68.80 Aar i.e. 6880.00 sq. mtrs. out of Survey No 85/1 of the village Ravet, Taluka Haveli, District Pune.
- C. 1. Vishnu Sadashiv Pandule, 2. Vaishali Dadasaheb Shendge, 3. Shaukini alias Shakuntala Vitthal Kale are the owners of the subject captioned land i.e. Survey No 85/2/1 of Ravet, Taluka Haveli, District Pune.

Qualifying comments/remarks if any .....

That 1. Dada Bapu Valkunde, 2. Vitthal Dnyanoba Saste, 3. Ravsaheb Anna Pawar, 4. Baliram Shenfadrao Jadhav, 5. Nitin Ramdas Chaudhari, 6. Ashok Baburao Patil, 7. Sunil Shankar Patil, 8. Aniruddha Yallappa Sasane have entrusted the development rights in respect of their land admeasuring 0 H 68.80 Aar i.e. 6880.00 sq. mtrs. out of Survey No 85/1 of the village Ravet, Taluka Haveli, District Pune in favour of M/s Urban Space Creators by various registered development agreements.

That 1. Vishnu Sadashiv Pandule, 2. Vaishali Dadasaheb Shendge, 3. Shaukini alias Shakuntala Vitthal Kale have entrusted the development rights in respect of their land land i.e. Survey No 85/2/1 of Ravet, Taluka Haveli, District Pune in favour of M/s Urban Space Creators by various registered development agreements.

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
- 5) Since our scope of work does not include considering aspects within the domain of architect and surveyor, we have not carried out ant physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.



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**FLOW OF THE TITLE OF THE SAID LAND.**

Ref. - Survey No 85 Hissa No 1 admeasuring 00 H 86 R and Survey No 85 Hissa No 2/1 admeasuring 00 H 28 R and lying being and situated at the revenue village Ravet, Taluka - Haveli, District - Pune.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 3979 in respect of land bearing Survey No 85 Hissa No 1  
Mutation Entry No 5666 in respect of land bearing Survey No 85 Hissa No 1.  
Mutation Entry No 10078 in respect of land bearing Survey No 85 Hissa No 1.
- 3) Search report for 30 years from 1991 to 2020 taken from Sub-Registrar' office Haveli Pune on dated 07/12/2020.
- 4) Photocopy of Development Agreement + Index II + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.
- 5) Photocopy of Power of attorney + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.
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- 8) Photocopy of Sale Deed + Index II + Registration Receipt dated 29/09/2017 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 15596/17 dated 29/09/2017.
- 9) Photocopy of Power of attorney + Registration Receipt dated 29/09/2017 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 15597/17 dated 29/09/2017
- 10) Any other relevant title – N.A.
- 11) Litigations if any – N.A.

Date: 22/09/2021

  
Advocate.

**SANJAY M. SAGAVEKAR**  
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**GOVT. OF INDIA**  
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PIMPRI, PUNE - 411 018. M :- 0991



- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.  
Date:- 22/09/2021

  
Advocate.

**SANJAY M. SAGAVEKAR**  
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