



CHALLAN
MTR Form Number-6



GRN MH013056392202122E		BARCODE 		Date 14/02/2022-11:45:32		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)		AOKPT0168C	
Office Name HVL18_HAVELI 18 JOINT SUB REGISTRAR				Full Name		Adv Deepali Thorat	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.		Shop No. 3 Ashwini Complex	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		Rahatani
					Area/Locality		PUNE
					Town/City/District		
					PIN		4 1 1 0 1 7
					Remarks (If Any)		
					30 years search fee for survey no 9 part Tathwade		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022021431553		IK0BNLYVW1	
Cheque/DD No.				Bank Date		RBI Date	
				14/02/2022-11:24:48		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No., Date		Not Verified with Scroll	

Department ID :

Mobile No. : 7507567065

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

To,

Maha RERA

Legal Title report

Subject- Title clearance certificate with respect to the land bearing Sr. No. 9/1, Tathawade, totally admeasuring 00 Hectare 15.5731 Ares, Situated at Tathawade, Taluka Mulashi, Dist- Pune (Hereinafter referred as the 'Said Land'.)

1) have investigated the title of the land on the request of Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partenr of Legacy Homes by referring following documents i.e.-

I) Description of the land:-

All that piece and parcel of the land having area admeasuring 00 Hectare, 15.5731 Ares, i.e. 1557.31 sq.mtrs., from and out of the land bearing Survey No. 9/1, totally admeasuring 03 Hectare, 09 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 19.45, lying, being and situate at revenue Village - Tathwade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East	: By land of Mr. Pawar out of Survey No. 9/2,
On or towards the South	: By Aundh-Ravet B.R.T. Road,
On or towards the West	: By 12 meter wide Road out of Survey No. 9/1,
On or towards the North	: By remaining land out of Survey No. 9/1.

Hereinafter for the sake of brevity and convenience referred to as the 'said land'.

II) DOCUMENTS SCRUTINIZED:-

1. Copies of 7/12 extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Release dated 16/09/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 6016/2008.
3. Copy of Deed of Release dated 16/09/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 6017/2008.
4. Copy of Deed of Release dated 16/09/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune) on 17/09/2008, at Sr. No. 6018/2008.
5. Copy of Deed of Release dated 16/09/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 6019/2008.
6. Copy of Deed of Release dated 03/10/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 6201/2008.
7. Copy of Power of Attorney dated 11/09/2008, which is registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 5930/2008.
8. Copy of Power of Attorney dated 12/12/2020, which is registered in the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 14008/2020.
9. Copy of Deed of Sale dated 31/12/2020, which is registered in the office of Sub Registrar, Haveli No. 26 (Pune) on 08/03/2021, at Sr. No. 4158/2021.
10. Copy of Power of Attorney dated 31/12/2020, which is registered in the office of Sub Registrar, Haveli No. 26 (Pune) on 08/03/2021, at Sr. No. 4160/2021.
11. Loan closed letter dated 2/06/2015 issued by Prerana Co-operative Bank Limited, Thergaon, Pune .
12. Loan closed letter dated 12/12/2012 issued by Wakad Vividha Karykari, Co-operative Society Limited, Wakad, Pune

14. Search report for 30 years from 1991 till 2022

2) On the perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes is clear, marketable and without any encumbrances.

a) Owner of the land is:-

Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes owner of totally area admeasuring 00 Hectare 15.5731 Ares out of land bearing Sr. No. 9/1, Tathawade, , Situated at Tathawade. Taluka Mulashi, Dist- Pune

b) Qualifying comments/remarks if any- NA

c) The report reflecting the flow of the title of the Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes on the said land is eclosed herewith as annexure.

Pune

Dated- 15/02/2022.



Dipali Thorat

Advocate

Encl.- Annexure.

DEVOLUTION OF TITLE OF THE SAID LAND:-

- a. On perusal of 7/12 extract of the year 1980 it reveals that the land bearing Survey No. 9/1, totally admeasuring 03 Hectare, 09 Ares (hereinafter referred to as the 'larger land') was standing in the names of Mr. Narayan Genu Navle and Mr. Krishna Vithoba Navle, Mr. Govinda Vithoba Navle, Mr. Sudam Vithoba Navle and Mr. Vidura Vithoba Navle. It further reveals that the remark of 'Niyantrit Satta Prakar' has been recorded in the column of other rights of the larger land.
- b. The said Mr. Narayan Genu Navle expired on 21/08/1994 leaving behind him 2 sons Mr. Bhiku Narayan Navle and Mr. Pandurang Narayan Navle and a daughter Mrs. Janabai Ramchandra Kalbhor as his legal heirs. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 2323.
- c. The said Mr. Sudam Vithoba Navle expired on 03/10/1994 leaving behind him 2 sons namely Mr. Nivrutti Sudam Navle and Mr. Jalindar Sudam Navle, 5 daughters namely Mrs. Sindhu Dattatraya Raut, Mrs. Ratnamala Eknath Ghule, Mrs. Pushpa Vasant Rao Kand, Mrs. Jayantimala Ashok Kate and Mrs. Jayshree Suresh Landge and a widow Smt. Indubai Sudam Navle as his legal heirs. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 2326.
- d. The said Mrs. Manisha Bhiku Navle, Mr. Sachin Bhiku Navle (for himself and as a guardian of Mas. Parth), Mrs. Limika Sachin Navle, Mr. Yogesh Bhiku Navle, Mr. Pandurang Narayan Navle, Mrs. Usha Pandurang Navle, Mr. Aniket Pandurang Navle, Ms. Kshama Pandurang Navle, Mr. Balasaheb Kisan Navle, Mrs. Vimal Dattatraya Navle, Mr.

Narendra Dattatraya Navle, Mrs. Monika Kailash Kute, Mrs. Shweta Ganesh Ghule, Ms. Swati Dattatraya Navle, Mr. Murlidhar Kisan alias Krishna Navle, Mrs. Pushpa Murlidhar Navle, Mr. Shridhar Murlidhar Navle, Mrs. Ashwini Rajendra Bhise, Mrs. Shushma Mahesh Pawar, Mrs. Kalpana Balasaheb Navle, Mr. Swapnil Balasaheb Navle, Mr. Sumit Balasaheb Navle, Mrs. Shalan Gulab Navle, Mr. Jeevan Gulab Navle, Mrs. Sarika Hiranman Walhekar, Mrs. Rekha Pradeep Chavan, Mrs. Chayya Namdev Navle, Mrs. Reshma Prashant Kaspate, Ms. Nalini Namdev Navle, Ms. Priyanka Namdev Navle, Mr. Pravin Namdev Navle, Mr. Ashok Govind Navle, Mrs. Sunita Ashok Navle, Ms. Madhuri Ashok Navle, Ms. Ketki Ashok Navle, Mr. Kunal Ashok Navle, Mr. Kailash Govind Navle, Mrs. Sangita Kailash Navle, Mr. Prathmesh Kailash Navle, Mr. Pratik Kailash Navle, Mrs. Jayshree Nivrutti Navle, Ms. Namita Nivrutti Navle, Ms. Shreya Nivrutti Navle, Mr. Harish Nivrutti Navle, Mr. Jalinder Sudam Navle, Mrs. Deepa Jalinder Navle, Mr. Sumesh Jalinder Navle, Ms. Dhanashree Jalindhar Navle, Mr. Vidura Vithoba Navle, Mrs. Nirmala Vidura Navle, Mrs. Rekha Dnyanesh Navle, Mr. Shivraj Vidhura Navle, Mrs. Sushupti Shivram Navle and others have given Power of Attorney dated 11/09/2008 unto and in favor of Mr. Bhiku Narayan Navle, Mr. Dattatray Kisan Navle, Mr. Gulab Govind Navle, Mr. Nivrutti Sudam Navle and Mr. Dnyesh Viduraji Navle thereby empowering them to do the acts, things and deeds mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 5930/2008.

- e. By virtue of Deed of Release dated 16/09/2008, the said Mrs. Sindhu Dattatraya Raut, Mrs. Ratnamala Eknath Ghule, Smt. Pushpa Vasanttrao Kand, Mrs. Jayantimala Ashok Kate, Mrs. Jayshree Suresh Landge and Smt. Indumati Sudam Navle released their rights, title and interest in the larger land unto and in favour of Mr. Nivrutti Sudam Navle and Mr.

- Jalinder Sudam Navle. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 6016/2008. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4656.
- f. By virtue of Deed of Release dated 16/09/2008, the daughter and wife of Govinda Vithoba Navle i.e. Mrs. Muktabai Jangal Kokne and Smt. Laxmibai Govinda Navle respectively released their rights, title and interest in the larger land unto and in favour of Mr. Gulab Govind Navle, Mr. Namdev Govind Navle, Mr. Ashok Govind Navle and Mr. Kailash Govind Navle. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 6017/2008. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4657.
- g. By virtue of Deed of Release dated 16/09/2008, the daughters and wife of Mr. Krishna alias Kisan Vithoba Navle i.e. Mrs. Bhimabai Vitthal Barne, Mrs. Chandrabhaga Parasram Wakadkar, Mrs. Mangal Sitaram Pawar and Mrs. Parvatibai Kisan Navle respectively released their rights, title and interest in larger land unto and in favour of Mr. Dattatraya Kisan Navle, Mr. Murlidhar Kisan Navle and Mr. Balasaheb Kisan Navle. The said Deed of Release has been registered in the office of Sub Registrar, Haveli No. 19 (Pune) on 17/09/2008, at Sr. No. 6018/2008. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4659.
- h. By virtue of Deed of Release dated 16/09/2008, the daughter and wife of Mr. Vidura Vithoba Navle i.e. Mrs. Chayya Sumit Lad and Mrs. Nirmala Vidhura Navle respectively released their rights, title and interest in larger land unto and in favour of Mr. Dnyanesh Vidhura Navle and Mr. Shivraj Vidhura Navle. The said Deed of Release has been

- registered in the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 6019/2008. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4658.
- i. That the said Smt. Janabai Ramchandra Kalbhor expired on 19/09/2008 leaving behind her 2 sons namely Mr. Rajendra Ramchandra Kalbhor and Mr. Sanjay Ramchandra Kalbhor, 2 daughters namely Mrs. Shubhadra Dinkar Undre and Mrs. Sunita Pandurang Surve and a husband namely Mr. Ramchandra Yashwant Kalbhor as her legal heirs. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4669.
- j. By virtue of Deed of Release dated 03/10/2008, late Janabai Ramchandra Kalbhor, through her legal heirs, Mr. Ramchandra Yashwant Kalbhor, Mr. Rajendra Ramchandra Kalbhor, Mr. Sanjay Ramchandra Kalbhor, Mrs. Shubhadra Dinkar Undre and Mrs. Sunita Pandurang Surve released their rights, title and interest in larger land unto and in favour of Mr. Bhiku Narayan Navle and Mr. Pandurang Narayan Navle. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 6201/2008. Pursuant to the same effect has been given to the record of rights of the larger land vide Mutation Entry No. 4670.
- k. Vide Order bearing No. 2/208Tathwade/402 dated 05/05/2009 passed by Special Land Acquisition Officer No. 2, the remark of acquisition of an area admeasuring 04 sq.mtrs., from and out of the larger land has been kept in the column of other rights of the larger land. The Government of Maharashtra vide Gazette dated 10/07/2008 directed the land owners not to sale or mortgage the said area without prior permission of Collector of Pune. Pursuant to the same effect has been

given to the column of other rights of the larger land vide Mutation Entry No. 4797.

1. The said Mr. Bhikoba Narayan Navle and Mr. Yogesh Bhikoba Navle mortgaged their share in larger land on 20/01/2011 by obtaining loan of Rs. 21,00,000/- from Prerana Co-operative Bank Limited, Thergaon, Pune. Pursuant to the same effect has been given to the column of other rights of the larger land vide Mutation Entry No. 5343. And as per letter dated 2/06/2015 issued by Prerana Co-operative Bank Limited, Thergaon, Pune the said loan is closed but effect of the same on 7/12 extract is yet pending.
- m. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Haveli, Pune accordingly corrected the mistakes and updated 7/12 extract of the larger land. The Circle Officer, Chinchwad, Pune has certified the Mutation Entry bearing No. 6571 to the effect.
- n. The Tahasildar, Mulshi (Paud), Pune vide Order bearing No. 224/2015 dated 01/06/2015 deleted / removed the remark of 'Niyantrit Satta Prakar' from the column of other rights of the larger land and the class of larger land has been changed from 'Class 2' to 'Class 1'. Pursuant to the same effect has been given to the 7/12 extract of the larger land vide Mutation Entry No. 6869.
- o. The said Mr. Kisan alias Krishna Vithoba Navle expired on 24/12/2018 leaving behind him 3 sons namely Mr. Dattatray Kisan Navle, Mr. Murlidhar Kisan Navle, Mr. Balasaheb Kisan Navle, 3 daughters namely Mrs. Bhimabai Vitthal Barne, Mrs. Chandrabhaga Parasram Wakadkar

and Mrs. Mangal Sitaram Pawar and a widow Smt. Parvatibai Kisan Navle as his legal heirs. The said sisters and mother have already relinquished their rights, title and interest in the said land unto and in favor of Mr. Dattatray Kisan Navle, Mr. Murlidhar Kisan Navle, Mr. Balasaheb Kisan Navle, therefore only the names of Mr. Dattatray Kisan Navle, Mr. Murlidhar Kisan Navle, Mr. Balasaheb Kisan Navle have been recorded to the record of rights of the larger land vide Mutation Entry No. 6985.

- p. The said Mr. Dattatray Kisan Navle executed Power of Attorney dated 22/12/2020 unto and in favor of Mr. Balasaheb Kisan Navle thereby empowering him to do the acts, things and deeds mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 14 (Pune), at Sr. No. 14008/2020.
- q. By virtue of Deed of Sale dated 31/12/2020, (1) Mr. Bhiku Narayan Navle (for himself and Power of Attorney holder of his family members, i.e. remaining persons from No. 1), Mrs. Manisha Bhiku Navle, Mr. Sachin Bhiku Navle (for himself and as a guardian of Mas. Parth), Mrs. Limika Sachin Navle, Mr. Yogesh Bhiku Navle, Mr. Pandurang Narayan Navle, Mrs. Usha Pandurang Navle, Mr. Aniket Pandurang Navle, Ms. Kshama Pandurang Navle (Mrs. Kshama Anurag Kongale name after marriage), (2) Mr. Dattatraya Kisan alias Krishna Navle, for himself and Power of Attorney holder of Mr. Balasaheb Kisan Navle (for himself and Power of Attorney holder his family members, i.e. remaining persons from No. 2), Mrs. Vimal Dattatraya Navle, Mr. Narendra Dattatraya Navle, Mrs. Monika Kailash Kute (before marriage : Ms. Monika Dattatraya Navle), Mrs. Shweta Ganesh Ghule (before marriage : Ms. Shweta Dattatraya Navle), Mrs. Swati Navnath Kale (before marriage : Ms. Swati Dattatraya Navle), Mr. Murlidhar Kisan alias Krishna Navle, Mrs. Pushpa Murlidhar Navle, Mr. Shridhar

Murlidhar Navle, Mrs. Ashwini Rajendra Bhise (before marriage : Ms. Ashwini Murlidhar Navle), Mrs. Shushma Mahesh Pawar (before marriage : Ms. Shushma Murlidhar Navle), Mrs. Kalpana Balasaheb Navle, Mr. Swapnil Balasaheb Navle, Mr. Sumit Balasaheb Navle, (3) Mr. Gulab Govind Navle (for himself and Power of Attorney holder of his family members, i.e. remaining persons from No. 3), Mrs. Shalan Gulab Navle, Mr. Jeevan Gulab Navle, Mrs. Sarika Hiranman Walhekar (before marriage : Ms. Sarika Gulab Navle), Mrs. Rekha Pradip Chavan (before marriage : Ms. Rekha Gulab Navle), Mr. Namdev Govind Navle, Mrs. Chayya Namdev Navle, Mrs. Reshma Prashant Kaspate (before marriage : Ms. Reshma Namdev Navle), Ms. Nalini Namdev Navle (after marriage : Mrs. Nalini Tushar Jaid), Ms. Priyanka Namdev Navle (after marriage : Mrs. Priyanka Chetan Tupe), Mr. Pravin Namdev Navle, Mr. Ashok Govind Navle, Mrs. Sunita Ashok Navle, Ms. Madhuri Ashok Navle (after marriage : Mrs. Madhuri Rohan Khandve), Ms. Ketaki Ashok Navle, Mr. Kunal Ashok Navle, Mr. Kailash Govind Navle, Mrs. Sangita Kailash Navle, Mr. Prathmesh Kailash Navle, Mr. Pratik Kailash Navle, (4) Mr. Nivrutti Sudam Navle (for himself and Power of Attorney holder of his family members, i.e. remaining persons from No. 4), Mrs. Jayshree Nivrutti Navle, Ms. Namita Nivrutti Navle (after marriage : Mrs. Namita Prashant Gaikwad), Ms. Shreya Nivrutti Navle (after marriage : Mrs. Shreya Pankaj Jambhulkar), Mr. Harish Nivrutti Navle, Mr. Jalinder Sudam Navle, Mrs. Deepa Jalinder Navle, Mr. Sumesh Jalinder Navle, Ms. Dhanashree Jalindhar Navle, (5) Mr. Dnyanesh Vidura Navle (for himself and Power of Attorney holder of his family members, i.e. remaining persons from No. 5), Mr. Vidura Vithoba Navle, Mrs. Nirmala Vidura Navle, Rekha Dnyanesh Navle, Mr. Shivraj Vidhura Navle and Mrs. Sushupti Shivram Navle sold an area admeasuring 00 Hectares, 15.5731 Ares, i.e. 1557.31 sq.mtrs., (i.e. the said land) from and out of the larger land bearing Survey No. 9/1

unto and in favour of M/s. Legacy Homes, through its Partner, M/s. Legacy Lifespaces L.L.P., through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 26 (Pune) on 08/03/2021, at Sr. No. 4158/2021. Pursuant to the same effect has been given to the revenue record of the said land vide Mutation Entry No. 7227.

Simultaneously with the execution of above Deed of Sale the said owners have also executed Power of Attorney unto and in favor of M/s. Legacy Homes, through its Partner, M/s. Legacy Lifespaces L.L.P., through its Partner, Mr. Roshan Kishanchand Ramnani thereby empowering them to do the acts, things, deeds mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar Haveli no. 26 (Pune), at Sr. No. 4160/2021.

VI) OPINION:-

Upon perusal of documents and revenue records made available for my inspection, I am of the opinion that:

- a. By virtue of Deed of Sale dated 31/12/2020, M/s. Legacy Homes, through its Partner, M/s. Legacy Lifespaces L.L.P., through its Partner, Mr. Roshan Kishanchand Ramnani has become the owner of said land.
- b. It seems from the record and documents that, the said land is free from other encumbrances and the said owner holds marketable title to the said land.

Hence the Search and Title Report.

Pune,

Dated : 15/02/2021,



Dipali Thorat

Advocate.