



R.V. Daravade

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Ref. No.:

Date:

**FORMAT A
(Circular No. 28/2021)**

To
MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property bearing S.No. 28 Hissa No. 22/1/2, 22/1/3, 22/4/2, 22/4/3, 22/4/4, 22/4/7, 24/2, 24/3, 24/5, 24/8, 24/12 and S.No. 29 Hissa No. 1/2 of Village Ambegaon Budruk, Taluka Haveli, District Pune, and lying being and situate at Ambegaon Budruk, Taluka Haveli, Dist. Pune (hereinafter referred as the said property").

I have investigated the title of the said properties on the request of my clients M/S. SHRI BALAJI CONSTRUCTION, An association of persons Having its office at – Shop No. 3, Shri Building, S. No. 32/15/3, Ambegaon Budruk, Pune 411046 (The Developers) and following documents i.e. :-

1) Description of the property:

All that piece & parcel of property bearing

1. Survey No. 28, Hissa No. 22/1/2 admeasuring an area of H. 00 Ares 02.
2. Survey No. 28, Hissa No. 22/1/3 admeasuring an area of H. 00 Ares 05.
3. Survey No. 28, Hissa No. 22/4/2 admeasuring an area of H. 00 Ares 1.5.
4. Survey No. 28, Hissa No. 22/4/3 admeasuring an area of H. 00 Ares 03.
5. Survey No. 28, Hissa No. 22/4/4 admeasuring an area of H. 00 Ares 09.

6. Survey No. 28, Hissa No. 22/4/7 admeasuring an area of H. 00 Ares 02.5.
7. Survey No. 28, Hissa No. 24/2 admeasuring an area of H. 00 Ares 05.
8. Survey No. 28, Hissa No. 24/3 admeasuring an area of H. 00 Ares 02.
9. Survey No. 28, Hissa No. 24/5 admeasuring an area of H. 00 Ares 03.
10. Survey No. 28, Hissa No. 24/8 admeasuring an area of H. 00 Ares 03.
11. Survey No. 28, Hissa No. 24/12 admeasuring an area of H. 00 Ares 10.
12. Survey No. 29, Hissa No. 1/2 admeasuring an area of H. 00 Ares 07.

Village Ambegaon Budruk, Taluka Haveli, Dist. Pune and lying being and situate at Ambegaon Budruk, Pune within the Registration District Pune, Taluka Haveli, Dist. Pune and also within the limits of Pune Municipal Corporation.

- 2) The documents of allotment of property.
- 3) Certified true copy of the 7/12 extract issued by the concerned Officer in relation to the captioned property.

- 4) Search report for 30 years from 1994 till 2023.

2/- On perusal of the below mentioned documents and all other relevant documents relating to title of the said property I opine that the said property is owned by Shri. Narsing Yadav Rajkonda, Shri. Sham Vinayak Narwa, Mrs. Nagrani Sham Narwa, Shri. Pradip Narsing Rajkonda, Mrs. Sayali Sandip Jagtap, Mrs. Poonam Girish Darwatkar and Shri. Uday Sambhaji Jagtap. The said owners have entered into an agreement whereby it is agreed that the captioned property will be developed by constructing a building consisting of two wings namely "Wing A" and "Wing B" and



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Wing A shall be developed by Shri. Narsing Yadav Rajkonda, Shri. Sham Vinayak Narwa, Mrs. Nagrani Sham Narwa, Shri. Pradip Narsing Rajkonda under the name and style of "Shri Balaji Construction" and Wing B shall be developed by Shri. Sham Vinayak Narwa, Mrs. Nagrani Sham Narwa, Mrs. Sayali Sandip Jagtap, Mrs. Poonam Girish Darwatkar and Shri. Uday Sambhaji Jagtap under the name and style of "JND Constructions". Thus the title of the below mentioned Owner is clear, marketable and without any encumbrances and the Developer i.e. Shri Balaji Construction has valid and subsisting rights to develop the said property.

Owners of the land:

1. Shri. Narsing Yadav Rajkonda
2. Shri. Sham Vinayak Narwa
3. Mrs. Nagrani Sham Narwa
4. Shri. Pradip Narsing Rajkonda
5. Mrs. Sayali Sandip Jagtap
6. Mrs. Poonam Girish Darwatkar
7. Shri. Uday Sambhaji Jagtap

6) The report reflecting the flow of the title of the above mentioned Owners and the Developer i.e. M/s. Shri Balaji Construction on the said land is enclosed herewith as annexure.

Pune

Date: 28/07/2023

**ADVOCATE
R. V. Daravade
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FORMAT A
FLOW OF THE TITLE OF THE SAID LAND

1. Certified copies of the following documents in relation to Survey No. 28/22/1/2 and 28/22/1/3 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 28.06.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 8745/1990.

(c) Copy of Sale Deed dated 28.06.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 8744/1990.

(d) Copy of Sale Deed dated 09.05.2011 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 3820/2011.

(e) Copy of Deed of Exchange 17/12/2018 which is duly registered at the office of the S.R. Haveli No. 02 at Serial No. 10399/2018.

2. Certified copies of the following documents in relation to Survey No. 28/22/4/2 and 28/22/4/3 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 30.07.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 10050/1990.

(c) Copy of Sale Deed dated 30.07.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 10046/1990.

(d) Copy of Sale Deed dated 09.04.2013 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 3416/2013.

3. Certified copies of the following documents in relation to Survey No. 28/22/4/4 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 04/03/1991 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 3263/1991.

(c) Copy of Sale Deed dated 22.03.2013 which is duly registered at the office of The S.R. Haveli No. 20 at Sr. No. 1640/2013.

(d) Copy of Deed of Exchange 17/12/2018 which is duly registered at the office of the S.R. Haveli No. 02 at Serial No. 10399/2018.

4. Certified copies of the following documents in relation to Survey No. 28/22/4/7 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 03.07.1991 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 9223/1991.

(c) Copy of the will dated 12/02/2002 which is duly registered at office of The S.R. Haveli No. 09 at Sr. No. 734/2002.

(d) Copy of M.A. No. 81/2003 alongwith the Order thereon.

(e) Copy of Sale Deed dated 22.07.2013 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 6905/2013.

(f) Copy of Sale Deed dated 23/05/2014 which is duly registered at the office of The S.R. Haveli No. 09 at Serial No. 3623/2014.

(g) Copy of Deed of Exchange 17/12/2018 which is duly registered at the office of the S.R. Haveli No. 02 at Serial No. 10399/2018.



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5. Certified copies of the following documents in relation to Survey No. 28/24/2 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copies of three Sale Deeds all dated 28.09.1987 which are duly registered at the office of The S.R. Haveli No. 01 at Sr. Nos. 12855, 12856 and 12857/1987 respectively.

(c) Copy of Sale Deed dated 28.06.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 8742/1990.

(d) Copy of Sale Deed dated 09.05.2011 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 3820/2011.

(e) Copy of Deed of Exchange 17/12/2018 which is duly registered at the office of the S.R. Haveli No. 02 at Serial No. 10399/2018.

6. Certified copies of the following documents in relation to Survey No. 28/24/3 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copies of three Sale Deeds all dated 28.09.1987 which are duly registered at the office of The S.R. Haveli No. 01 at Sr. Nos. 12855, 12856 and 12857/1987 respectively.

(c) Copy of Sale Deed dated 28.06.1990 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 8743/1990.

(d) Copy of Sale Deed dated 09.05.2011 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 3820/2011.

7. Certified copies of the following documents in relation to Survey No. 28/24/5 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 20.11.1989 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 16947/1989.

(c) Copy of Development Agreement and Power of Attorney both dated 06.11.2020 which are duly registered at the office of The S.R. Haveli No. 20 at Sr. No. 13370/2020 and 13371/2020 respectively.

8. Certified copies of the following documents in relation to Survey No. 28/24/8 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copies of three Sale Deeds all dated 28.09.1987 which are duly registered at the office of The S.R. Haveli No. 01 at Sr. Nos. 12855, 12856 and 12857/1987 respectively.

(c) Copy of Sale Deed dated 03.08.1989.

(d) Copy of Sale Deed dated 17.10.1998 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 8362/1998.

(e) Copy of Development Agreement and Power of Attorney both dated 18.11.2015 which are duly registered at the office of The S.R. Haveli No. 20 at Sr. No. 6861/2015 and 6862/2015 respectively.

9. Certified copies of the following documents in relation to Survey No. 28/24/12 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 04.03.1991.

(c) Copy of Sale Deed dated 22.03.2013 which is duly registered at the office of The S.R. Haveli No. 20 at Sr. No. 1640/2013.

(d) Copy of Exchange Deed dated 17/12/2018 which is duly registered at the office of the S.R. Haveli No. 02 at Sr. No. 10399/2018.



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10. Certified copies of the following documents in relation to Survey No. 29/1/2 of Ambegaon Budruk, Taluka Haveli, Dist. Pune.

(a) Certified true copies of 7/12 extract from 1990 to 2022-23 together with all the mutation entries thereon.

(b) Copy of Sale Deed dated 30.09.1997 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 9995/1997.

(c) Copy of Sale Deed dated 15.04.2008 which is duly registered at the office of The S.R. Haveli No. 06 at Sr. No. 3327/2008.

(d) Copy of Sale Deed dated 23.11.2009 which is duly registered at the office of The S.R. Haveli No. 01 at Sr. No. 7995/2009.

(e) Copy of Exchange Deed dated 02/07/2014 which is duly registered at the office of the S.R. Haveli No. 02 at Sr. No. 5082/2014.

(f) Copy of Sale Deed dated 20.02.2015 which is duly registered at the office of The S.R. Haveli No. 09 at Sr. No. 1249/2015.

2) Search report for 30 years from the year 1994 to 2023 taken from Sub-Registrar Haveli.

3) No Litigations of any kind.

Date: 28/07/2023

Advocate.

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