

ADV. VINOD V. PAWAR
[B.S.L., LL.B.]



Office :- Sector 20, Plot No. 1 to 9, Shop
No. 1, 20, 21 (LGF), Om Sai Market,
Chikhali, Pune-412 114.

FORMAT – A

(Circular 28/2021)

To,
MahaRERA
Mumbai.

Date : 18/10/2022

LEGAL TITLE REPORT

SUB : TITLE CLEARANCE CERTIFICATE WITH RESPECT TO

- 1] Survey No. 49/4 [Old Survey No. 49/1/4],
- 2] Survey No. 49/3/3 [Old Survey No. 49/1/3B],
- 3] Survey No. 49/5/1 [Old Survey No. 49/5A/1],
- 4] Survey No. 49/5/2 [Old Survey No. 49/5/2],
- 5] Survey No. 49/5/5 [Old Survey No. 49/5B/1+5B/2+5B/3B] (hereinafter referred as the "Project Land")

I have investigated the title of the said project land on the respect of mentioned hereinabove which are owned by Mrs. Manjula Rajendra Borge [Survey No. 49/4] and Mr. Balasaheb Kerba Jadhav [Survey No. 49/3/3, 49/5/1, 49/5/2, 49/5/5] and the said land is develop and promote by M/s. Sai Swaraj Realtors and following documents i.e.:

1) DESCRIPTION OF THE PROPERTY : ALL THAT PIECE AND PARCEL OF LAND BEARING :

- A] Survey No. 49/4 [Old Survey No. 49/1/4] admeasuring area 00 H. 09.10 R., out of total land.
- B] Survey No. 49/3/3 [Old Survey No. 49/1/3B], admeasuring area 00 H. 44.20 R., out of total land.
- C] Survey No. 49/5/1 [Old Survey No. 49/5A/1], admeasuring area 00 H. 20.70 R., out of total land.
- D] Survey No. 49/5/2 [Old Survey No. 49/5/2], admeasuring area 00 H. 20.70 R., out of total land.
- E] Survey No. 49/5/5 [Old Survey No. 49/5B/1+5B/2+5B/3B] admeasuring area 00 H. 30 R., out of total land.

Hereinafter its called and referred as "the said Land" or "The said Project Land"



For VINOD V. PAWAR

V. Pawar
ADVOCATE

VINOD V. PAWAR

ADVOCATE

ADV. VINOD V. PAWAR
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2) THE DOCUMENTS OF ALLOTMENT OF PLOT :

- A) 7/12 Extracts with Ferfar No. 769, 4341, 4257, 4258, 4209, 4549 etc
- B) 7/12 Extracts with Ferfar No. 1041, 1193, 2202, 3099, 3553 etc
- C) 7/12 Extracts with Ferfar No. 1149, 1140, 4900, 5573 etc
- D) 7/12 Extracts with Ferfar No. 1149, 1339, 5574 etc
- E) 7/12 Extracts with Ferfar No. 1289, 2864, 3708 etc
- F) Sale Deed dt. 19/07/2014
- G) Sale Deed Sr.No. 8210/2021, dt. 28/06/2021.
- H) Sale Deed Sr.No. 8211/2021, dt. 28/06/2021.
- I) Sale Deed Sr.No. 9846/2021, dt. 04/06/2021.
- J) Sale Deed Sr.No. 8211/2021, dt. 28/06/2021.
- K) Joint Venture Agreement Sr.No. 15471/2021, dt. 08/12/2021
- L) Irrevocable Power of Attorney Sr.No. 15472/2021, dt. 08/12/2021

3) SEARCH REPORT FOR 30 YEARS FROM 1992 TILL 2022.

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 Sai Swaraj Realtors is clean, clear and marketable and having encumbrances (attached separate sheet)

OWNERS OF THE LAND:-

- A) Mrs. Manjula Rajendra Borge owner of land Survey No. 49/4
- B) Mr. Balasaheb Kerba Jadhav owner of land Survey No. 49/3/3
- C) Mr. Balasaheb Kerba Jadhav owner of land Survey No. 49/5/1
- D) Mr. Balasaheb Kerba Jadhav owner of land Survey No. 49/5/2
- E) Mr. Balasaheb Kerba Jadhav owner of land Survey No. 49/5/5

QUALIFYING COMMENTS / REMARKS : NIL

THE REPORT REFLECTING THE FLOW OF THE TITLE OF THE (OWNER/PROMOTER/DEVELOPER /COMPANY) ON THE SAID LAND IS AS FOLLOWS :

A) SURVEY NO. 49/4 [OLD SURVEY NO. 49/1/4] :-

- a. That the original land was owned and possessed by Yashwant Keshav Borge.
- b. That thereafter Yashwant Keshav Borge was died on 06/03/1972 with leaving behind his legal heir son i.e. Baban Yashwant Borge and the said entry was recorded on records of rights by Mutation Entry No. 769 on 10/04/1973.

- c. That thereafter Baban Yashwant Borge having following legal heirs :



For VINOD V. PAWAR
[Signature]
ADVOCATE

Shop
ket,

ADV. VINOD V. PAWAR
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1. Mahadu alise Mahadev Baban Borge = Son
 2. Shivaji Baban Borge = Son
 3. Tanaji Baban Borge = Son
 4. Sundarabai Baban Bahirat = Daughter
 5. Krushnabai Dagadu Shinde = Daughter
- d. That thereafter Sundarabai Baban Bahirat was died on 18/02/1992 leaving behind her legal heir i.e. Daughter – Bebi Anil Sathe and the said heirship was mutated on records of rights vide Mutation Entry No. 4341 on 02/09/2013.
- e. That thereafter Krushnabai Dagadu Shinde was died on 27/01/2005 leaving behind her following legal heirs :
1. Malhari Dagadu Shinde = Son
 2. Kaluram Dagadu Shinde = Son
 3. Sindhubai Tukaram Pawar = Daughter
- f. That thereafter Malhari Dagadu Shinde was executed a Release Deed bearing Sr.No. 428/1992 in SRO-Haveli 19 on 11/01/1992 in favour of Mahadu alise Mahadev Baban Borge, Shivaji Baban Borge, Tanaji Baban Borge and the said entry was mutated on records of rights vide Mutation Entry No. 4257 on 28/03/2013.
- g. That thereafter Kaluram Dagadu Shinde and Sindhubai Tukaram Pawar were executed a Release Deed bearing Sr.No. 381/2012 in SRO-Haveli 19 on 11/01/2012 in favour of Mahadu alise Mahadev Baban Borge, Shivaji Baban Borge, Tanaji Baban Borge and the said entry was mutated on records of rights vide Mutation Entry No. 4258 on 28/03/2013.
- h. That thereafter Mahadu alise Mahadev Baban Borge, Shivaji Baban Borge, Tanaji Baban Borge were executed a Sale Deed bearing 415/2006 in favour of Sourabh Hemraj Bora and the said transaction was recorded in records of rights vide Mutation Entry No. 4209 on 17/12/2012.
- i. That thereafter Mahadu alise Mahadev Baban Borge having following legal heirs i.e.
- a. Rajendra Mahadu alise Mahadev Borge
 - b. Anil Mahadu alise Mahadev Borge
 - c. Sunil Mahadu alise Mahadev Borge

That Rajendra Mahadu alise Mahadev Borge having following legal heirs :

- a. Mrs. Manjula Rajendra Borge = Wife

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DIAGRAM



For VINOD V. PAWAR

Y. Pawar
ADVOCATE

ADV. VINOD V. PAWAR [B.S.L., LL.B.]		Office :- Sector 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune-412 114.
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- b. Dnyanesh Rajendra Borge = Son
- c. Sonal Pramod Padale = Daughter

- j. That thereafter Mrs. Manjula Rajendra Borge has been purchased land area admeasuring 00 H. 9.10 R. from Bebi Anil Sathe, SRO-Haveli 26 dt. 19/07/2014 and this transaction was recorded on record of rights vide Mutation Entry No. 4549, dt. 22/07/2014.
- k. That thereafter Mrs. Manjula Rajendra Borge executed a Joint Venture Agreement in favour of Mr. Balasaheb Kerba Jadhav and Mr. Ashok Raghunath Mane which is registered in SRO-Haveli 20 vide Sr.No. 15471/2021 with Irrevocable Power of Attorney bearing Sr.No. 15472/2021, dt. 08/12/2021.

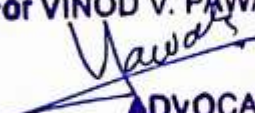
B] Survey No. 49/3/3 [Old Survey No. 49/1/3B] :-

- a. That the original land was owned and possessed by Dnyanu Vithoba Dhavale and Eknath Vithoba Dhavale.
- b. That thereafter Dagadu Khandu Darshile was purchased the said land from Dnyanu Vithoba Dhavale and Eknath Vithoba Dhavale vide Sale Deed Sr.No. 859/1981 on 24/04/1981 and said transaction was recorded on record of rights vide Mutation Entry No. 1041 on 15/09/1983.
- c. That thereafter Dagadu Khandu Darshile had divided the said land with 8 Anne share of Dagadu Khandu Darshile and 8 Anne share of Pandurang Khandu Darshile and the said transaction was recorded on records of rights vide Mutation Entry No. 1193 on 06/12/1986.
- d. That thereafter Premchand Shivilal Agarwal had purchased the said land from Dagadu Khandu Darshile and Pandurang Khandu Darshile vide Sale Deed bearing Sr.No.4169/1989 on 16/12/1989 and the said transaction was mutated on records of rights by Mutation Entry No. 2202 on 14/12/2000.
- e. That thereafter Premchand Shivilal Agarwal died on 08/08/2008 with leaving behind following his legal heirs i.e. :
 - 1. Vinod Premchand Agarwal = Son
 - 2. Pramod Premchand Agarwal = Son
 - 3. Kamlesh Premchand Agarwal = Son
 - 4. Manju Suresh Bansal = Daughter
 - 5. Savitri Premchand Agarwal = Wife
 And the said heirs recorded on record of rights vide Mutation Entry No. 3099 on 09/05/2008.

PAWAR V. VINOD

ADVOCATE



For VINOD V. PAWAR

 ADVOCATE

Shop
Market,

ADV. VINOD V. PAWAR
[B.S.L., LL.B.]



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- f. That thereafter Kamlesh Premchand Agarwal, Manju Suresh Bansal, Savitri Premchand Agarwal have executed a release deed bearing Sr.No. 2019/2010, on 06/03/2010 in favour of Vinod Premchand Agarwal and Pramod Premchand Agarwal and the said transaction has been recorded in the records of rights vide Mutation Entry No. 3553 on 08/03/2010.
- g. That thereafter Vinod Premchand Agarwal and Pramod Premchand Agarwal have executed Development Agreement bearing Sr. No. 4089/2010, dt. 15/05/2010 [SRO-HVL-9] and Power of Attorney bearing Sr. No. 4090/2010, dt. 15/05/2010 in favour of Suresh Premraj Katariya and thereafter both parties have executed a Cancellation Deed bearing Sr. No. 8208/2021, dt. 29/06/2021 [SRO-HVL-20] in respect of the said land.
- h. That thereafter Vinod Premchand Agarwal and Pramod Premchand Agarwal with Consenting party Suresh Premraj Katariya have executed Sale Deed bearing Sr. No. 8210/2021, dt. 28/06/2021 [SRO-HVL-20] in favour of Balasaheb Kerba Jadhav.

C] SURVEY NO. 49/5/1 [OLD SURVEY NO. 49/5A/1] :-

- a. That the original land was owned and possessed by following Kudale Family members :
- 1) Laxmian Vithoba Kudale
 - 2) Sudam Laxman Kudale
 - 3) Tukaram Laxman Kudale
 - 4) Manohar Laxman Kudale
 - 5) Ramhari Vithoba Kudale
 - 6) Dwarkabai Chandrakant Kudale
 - 7) Shivaji Ramhari Kudale
 - 8) Balu Ramhari Kudale
- b. That thereafter the said Kudale family members divides the said land as per partition made by Tahasildar, Mulshi Pune vide order No. TLG/VATAP/SR/61/85 on 18/11/1985 and the said land was given to Shivaji Ramhari Kudale and the said transaction was recorded in the records of rights vide Mutation Entry No. 1149 on 18/11/1985.
- c. That thereafter Shivaji Ramhari Kudale was executed a Sale Deed bearing Sr. No. 3884/1988 on 15/08/1988 in favour of Neel Vijendra Mehata, Rasiklal Jayantilal Mehata and Sunita Satyaprakash Agarwal and the said transaction was mutated on records of rights vide Mutation Entry No. 1140 on 07/08/1989.

WATAP/SR/61/85

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For VINOD V. PAWAR
Y. Pawar
ADVOCATE

ADV. VINOD V. PAWAR
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- d. That thereafter Maya Kamal Shah, Nimesh Rasiklal Mehata, Tushar Rasikala Nahar and Gunwanti Rasiklal Mehata were added their names with excluded name of Rasiklal Jayantilal Mehata vide Mutation Entry No. 4900.
- e. That thereafter Neela Vijendra Mehata, Maya Kamal Shah, Sunita Satyaprakash Agarwal, Nimesh Rasiklal Mehata, Tushar Rasiklal Mehata and Gunwanti Rasiklal Mehata have been executed a Sale Deed bearing Sr. No. 9847/2021, dt. 04/06/2021 [SRO-HVL-23] in favour of Balasaheb Kerba Jadhav and the said transaction was mutated on records of rights Mutation Entry No. 5573.
- f. That thereafter Balasaheb Kerba Jadhav availed a loan from Kotak Mahindra Bank Ltd with mortgage of Survey No. 49/5/1 admeasuring 00 H. 20.70 R., and said mortgage deed has been executed vide Sr.No. 8211/2021 dt. 28/06/2021 [SRO-HVL 20].

D] SURVEY NO. 49/5/2 [OLD SURVEY NO. 49/5A/2] :-

- a. That the original land was owned and possessed by following Kudale Family members :
- 1) Laxmian Vithoba Kudale
 - 2) Sudam Laxman Kudale
 - 3) Tukaram Laxman Kudale
 - 4) Manohar Laxman Kudale
 - 5) Ramhari Vithoba Kudale
 - 6) Dwarkabai Chandrakant Kudale
 - 7) Shivaji Ramhari Kudale
 - 8) Balu Ramhari Kudale
- b. That thereafter the said Kudale family members divides the said land as per partition made by Tahasildar, Mulshi Pune vide order No. TLG/VATAP/SR/61/85 on 18/11/1985 and the said land was given to Balu Ramhari Kudale and the said transaction was recorded in the records of rights vide Mutation Entry No. 1149 on 18/11/1985.
- c. That thereafter Balu Ramhari Kudale was executed a Sale Deed bearing Sr.No.3883/1988 on 17/08/1988 in favour of Dipika Jintendra Mehata, Kirti Jayantilal Mehata and Satish kumar Mittal and the said transaction was mutated on records of rights vide Mutation Entry No.1339 on 07/08/1989.
- d. That thereafter Dipika Jintendra Mehata, Kirti Jayantilal Mehata and Satish kumar Mittal have been executed a Sale Deed bearing Sr. No. 9846/2021,

PAWAR V. PAWAR

Advocate



For VINOD V. PAWAR

[Signature]
ADVOCATE

ADV. VINOD V. PAWAR
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dt. 04/06/2021 [SRO-HVL-23] in favour of Balasaheb Kerba Jadhav and the said transaction was mutated on records of rights Mutation Entry No. 5574.

- e. That thereafter Balasaheb Kerba Jadhav availed a loan from Kotak Mahindra Bank Ltd with mortgage of Survey No. 49/5/2 admeasuring 00 H. 20.70 R. and said mortgage deed has been executed vide Sr.No. 8211/2021 dt. 28/06/2021 [SRO-HVL 20].

E] SURVEY NO. 49/5/5 [OLD SURVEY NO. 49/5B/1+5B/2+5B/3B] :-

- a. That the original land was owned and possessed by Sudam Laxman Kudale, Tukaram Laxman Kudale and Manohar Laxman Kudale.
- b. That thereafter Sudam Laxman Kudale, Tukaram Laxman Kudale and Manohar Laxman Kudale sale the said land to Balu Kerba Jadhav vide Sale Deed bearing Sr. No. 3171/1988 on 07/07/1988 which is registered in Sub-Registrar Maval Dist. Pune and the said transaction was mutated on records of rights vide Mutation Entry No. 1289 on 05/08/1988.
- c. That thereafter Balu Kerba Jadhav has availed loan from Kotak Mahindra Bank Ltd., Kalina Branch, Mumbai of Rs. 1,1,00,00,00/- with mortgage of the said land and the said transaction was mutated on records of rights vide Mutation Entry No. 2864 on 27/09/2006.
- d. That thereafter Balu Kerba Jadhav published a Gazzate vide Sr.No. Pune/SSPA/PUPUM/SA/204/2003-2004/WSP/196 No. PHM/192/VII/2001 dt. 10/02/2005 in order to change his name as Balasaheb Kerba Jadhav instead of Balu Kerba Jadhav and the said correction was recorded on records of rights vide Mutation Entry No. 3708 on 04/11/2010.
- e. That thereafter Balasaheb Kerba Jadhav availed a loan from Kotak Mahindra Bank Ltd with mortgage of Survey No. 49/5/5 admeasuring 00 H. 30 R. and said mortgage deed has been executed vide Sr.No. 8211/2021 dt. 28/06/2021 [SRO-HVL 20].

Date : 18/10/2022



For VINOD V. PAWAR
V. Pawar
ADVOCATE

PAWAR V. VINOD

ADVOCATE

ADV. VINOD V. PAWAR
[B.S.L., LL.B.]



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FORMAT – A

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To,
MahaRERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

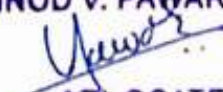
SR.NO.	DOCUMENTS TITLE
A)	7/12 Extracts with Ferfar No. 769, 4341, 4257, 4258, 4209, 4549 etc
B)	7/12 Extracts with Ferfar No. 1041, 1193, 2202, 3099, 3553 etc
C)	7/12 Extracts with Ferfar No. 1149, 1140, 4900, 5573 etc
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Date : 18/10/2022

VINOD V. PAWAR

ADVOCATE



For VINOD V. PAWAR

ADVOCATE

ADV. VINOD V. PAWAR
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THE SAID LADN MORTGAGE DETAILS

I HEREBY CERTIFY THAT :-

The title of the said land is clean clear and marketable and as per records therein Survey No. 49/5/1, Survey No. 49/5/2 etc. are mortgaged to Kotak Mahinda Bank Ltd., Branch Pune while Survey No. 49/5/5 is mortgaged to Kotak Mahinda Bank Ltd., Kalini Branch, Mumbai.



For VINOD V. PAWAR

ADVOCATE