

**DEEPAK V. KALE**  
**ADVOCATE**  
M. 9860509495

204, GOPALKRUPA, 1170/8 SHIVAJINAGR, PUNE - 411 005

FORMAT - A  
(Circular no. 28/2021)

To,  
  
Maha RERA  
Mumbai

**LEGAL TITLE REPORT**

Sub : Title Clearance certificate with respect to land being Gat No. 25/1/1, totally admeasuring 02H 67.20R out of which an area admeasuring 01H 56.33R, situated at Tathawade, Taluka Mulshi, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Registration district Pune, Sub Registrar, Mulshi, Pune in the said Maharashtra State (hereinafter referred as the said Property)

I have investigated the title of the said property on the request of M/s. Harivishva Constructions LLP, and following documents i.e :-

**1) Description of the property -**

All that piece and parcel of land being Gat No. 25/1/1, total admeasuring 02 H. 67.20 R. out of which an area admeasuring 01H. 56.33 R., situated at Tathawade, Taluka Mulshi, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Registration district Pune, Sub



Registrar, Mulshi, Pune in the said Maharashtra State is the captioned property for this Title opinion and the said land is bounded as follows:

On or towards EAST:	By Sr. no. 25/2.
On or towards WEST:	By road and area out of Sr. No. 25/1/1.
On or towards SOUTH:	By Sr. No. 47.
On or towards NORTH:	By Aundh-Ravet 45.0 Mtrs Road & remaining land out of Sr. no. 25/1 & land owned by Navale Family from Sr. no.25/1/1.

That out of said Property the said M/s. Harivishva Constructions LLP have development right over area admeasuring 00 H 96 R i.e., 9675 Sq. Mtrs. The said M/s. Harivishva Constructions LLP have ownership right over area admeasuring 00 H. 60 R. and they have power of attorney for area admeasuring 00 H. 80 R. (including the area acquired for road admeasuring 1598 Sq. Mtrs & the POA given for 80R is for the purpose of getting the plan and environment clearance only) hence said M/s. Harivishva Constructions LLP is the owner of 00 H 60R and have development right over area 00H 96 R, total area under development is admeasuring 01 H. 56.33 R.

**2) The documents available for said property -**

- i. Photo copies of 7/12 Extract from 1941 to August 2024.  
In 7/12 extract till 1980 the said Property is numbered as Sr. No. 25/1 and thereafter it is numbered as 25/1/1.
- ii. Photo copies of Mutation Entries.
- iii. Letter from Tahesildar, Mulshi dt. 20/12/2023 having outward no. जा.क्र./अधि/४९३/२०२३, regarding non-availability of record for Mutation Entry no. 1143, 1619, 1620, 2267, 3009.



- iv. Photo copies of registered Sale Deeds-
- a. Sale Deed dt. 04/02/1982, Registered at Mulshi at no. 153/82.
  - b. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 471/88.
  - c. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 472/88.
  - d. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 473/88.
  - e. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 474/88.
  - f. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 475/88.
  - g. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 476/88.
  - h. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 477/88.
  - i. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 478/88.
  - j. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 479/88.
  - k. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 480/88.
  - l. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 481/88.
  - m. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 482/88.
  - n. Sale Deed dt. 13/06/1982, Registered at Mulshi at no. 483/88.
- v. Copies of registered Release Deeds: -
- a. Release Deed dt. 03/12/2008, Registered at Haveli-19 at no. 6201/2008.
  - b. Release Deed dt. 16/09/2008, Registered at Haveli-19 at no. 6016/2008.
  - c. Release Deed dt. 17/09/2008, Registered at Haveli-19 at no. 6018/2008.
  - d. Release Deed dt. 18/07/2008, Registered at Haveli-19 at no. 6017/2008.
  - e. Release Deed dt. 16/09/2008, Registered at Haveli-19 at no. 6019/2008.
- vi. Copies of registered Power of Attorney: -
- a. Power of Attorney dt. 13/03/2020, Registered at sub registrar Haveli at no. 4865/2020.
  - b. Power of Attorney dt. 20/10/2018, Registered at sub registrar Haveli at no. 14478/2018.
  - c. Power of Attorney dt. 25/10/2018, Registered at sub registrar Haveli at no. 14804/2018.





- d. Power of Attorney dt. 25/10/2018, Registered at sub registrar Haveli at no. 14805/2018.
- e. Power of Attorney dt. 25/10/2018, Registered at sub registrar Haveli at no. 14806/2018.
- f. Power of Attorney dt. 25/10/2018, Registered at sub registrar Haveli at no. 14807/2018.
- g. Power of Attorney dt. 25/10/2018, Registered at sub registrar Haveli at no. 14868/2018.
- h. Power of Attorney dt. 26/10/2018, Registered at sub registrar Haveli at no. 14881/2018.
- i. Power of Attorney dt. 26/10/2018, Registered at sub registrar Haveli at no. 14883/2018.
- j. Power of Attorney dt. 26/10/2018, Registered at sub registrar Haveli at no. 14892/2018.
- k. Power of Attorney dt. 26/10/2018, Registered at sub registrar Haveli at no. 14893/2018.
- l. Power of Attorney dt. 29/10/2018, Registered at sub registrar Haveli at no. 14956/2018.
- m. Power of Attorney dt. 12/12/2020, Registered at sub registrar Haveli at no. 14008/2020.
- n. Power of Attorney dt. 11/09/2008, Registered at sub registrar Haveli at no. 5930/2008.
- vii. Order of Tahesildar Mulshi (Paud) in Case no. HaNo/SR/155/356/2023, dt. 20/09/2023.
- viii. Revised corrected Order of Tahesildar Mulshi (Paud) in Case no. HaNo/SR/155/356/2023, dt. 27/09/2023.
- ix. Land measurement 'K' copy dt. 12/03/2024.



- x. Letter from Tahesildar Mulshi dt. 03/10/2024 having outward no. जा.क्र./अभि/ ५३२/२०२४, regarding non-availability of record for Mutation Entry no. 2456, 2457.
- xi. Letter by Adv. Revati Kale dt. 30/08/2024.
- xii. Development Agreement dt. 07/10/2024, registered at Haveli no.-1 at registration no. 19355/2024.
- xiii. Power of Attorney dt. 07/10/2024, registered at Haveli no.-1 at registration no. 19357/2024.
- xiv. Sale Deed dt. 07/10/2024, registered at Haveli no. -1 at registration no. 19361/2024.

3) 7 /12 extract issued by Circle of Tathawade from 1941 to August 2024 and for 2025 7 /12 extract obtain from online government web site <https://bhulekh.mahabhumi.gov.in/>

4) Search Report for 30 years from 1995 till October 2024 and 2024 to May 2025

(2) That on perusal of the above-mentioned documents and all other available mutation from the record of right of the said Property, I am of the opinion that, Developers i.e. M/s. Harivishva Constructions LLP have development right over area admeasuring 00 H 96 R i.e., 9675 Sq. Mtrs. and ownership right over area admeasuring 00 H 60 R and they have power of attorney for area admeasuring 02 H 36.33 R. (including the area acquired for road admeasuring 1598 Sq. Mtrs) out of entire area of Gat No. 25/1/1, admeasuring 02 H 67.20 R situated at Tathawade, Taluka Mulshi, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Registration district Pune, Sub Registrar, Mulshi, Pune in the said Maharashtra State. The rights, title of M/s. Harivishva Constructions LLP to the areas of the said Property as mentioned above is clear and marketable, except the



encumbrance hereinabove mentioned.

Owner of the said property are as below:

<u>HUF</u>	<u>Owners</u>	<u>Designated Head &amp; Bank Account Holder</u>
HUF-1	1A: Mr. Bhiku Narayan Nawale 1B: Mr. Pandurang Narayan Nawale	Mr. Bhiku Narayan Nawale (1A)
HUF-2	2A: Mr. Dattatray Kisan Nawale 2B: Mr. Muralidhar Kisan Nawale 2C: Mr. Balasaheb Kisan Nawale	Mr. Dattatray Kisan Nawale (2A)
HUF-3	3A: Mr. Gulab Govind Nawale 3B: Mr. Namdev Govind Nawale 3C: Ashok Govind Nawale 3D: Mr. Kailas Govind Nawale	Mr. Gulab Govind Nawale (3A)
HUF-4	4A: Mr. Nivrutti Sudam Nawale 4B: Mr. Jalindar Sudam Nawale	Mr. Nivrutti Sudam Nawale (4A)
HUF-5	5: Mr. Vidura Vithoba Nawale	Mr. Vidura Vithoba Nawale (5)

Above co-promoters, The Co-Promoters belong to Five (5) Families, each managing their properties through a Hindu Undivided Family (HUF) . The same details are mentioned in the following :

- Page No. 24 Clause no. 3 of sale deed no. 19361/2024
- Page No. 12 Clause no. 1 of Development agreement no. 19355/2024

**Developer of the said property**

M/s. Harivishva Constructions LLP, A Limited Liability Partnership firm, registered under the Limited Liability Partnership Act, 2008, having its registered office at: S. No. 32 & 35, Aundh Ravet BRT road, Opp. Balaji Law College, Tathawade, Pune – 411033, through its partners Mr. Prashant Tukaram Gaikwad, Harish Nivrutti Navale.

(3) The report reflecting the flow of the title of the M/s. Harivishva Constructions LLP on the said property is enclosed herewith as annexure.

Encl : Annexure

Date: 07/07/2025



Advocate

**Deepak Vasant Rao Kale**

Advocate  
1170/8, Gopalkrupa, 204, Revenue  
Colony, Shivajinagar, Pune - 411 005





**DEEPAK V. KALE**  
**ADVOCATE**  
M. 9860509495

204, GOPALKRUPA, 1170/8 SHIVAJINAGR, PUNE - 411 005

FORMAT - A

(Circular No. :- 28 2021)  
Annexure

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

- (1) property as per 7 /12 extract as on date of application for registration.

**Description of the property -**

All that piece and parcel of land being Gat No. 25/1/1, total admeasuring 02 H. 67.20 R. out of which an area admeasuring 01H. 56.33 R., situated at Tathawade, Taluka Mulshi, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, Registration district Pune, Sub Registrar, Mulshi, Pune in the said Maharashtra State is the captioned property for this Title opinion and the said land is bounded as follows:

On or towards EAST:	By Sr. no. 25/2.
On or towards WEST:	By road and area out of Sr. No. 25/1/1.
On or towards SOUTH:	By Sr. No. 47.
On or towards NORTH:	By Aundh-Ravet 45.0 Mtrs Road & remaining land out of Sr. no. 25/1 & land owned by Navale Family from Sr. no.25/1/1.



That out of said Property the said M/s. Harivishva Constructions LLP have development right over area admeasuring 00 H 96 R i.e., 9675 Sq. Mtrs. The said M/s. Harivishva Constructions LLP have ownership right over area admeasuring 00 H. 60 R. and they have power of attorney for area admeasuring 00 H. 80 R. (including the area acquired for road admeasuring 1598 Sq. Mtrs & the POA given for 80R is for the purpose of getting the plan and environment clearance only) hence said M/s. Harivishva Constructions LLP is the owner of 00 H 60R and have development right over area 00H 96 R, total area under development is admeasuring 01 H. 56.33 R.

(2) 7/12 extracts, Mutation Entries (legible and readable content from such available entries) and flow: -

- A. It is seen from 7/12 extract for year 1941 to 1953 and mutation entry no. 188 that, all that piece and parcel of the land bearing Gat Number 25/1, totally admeasuring 09 Acre 33 Guntha as per 7/12 extract (hereinafter referred as said entire property), is situated at Tathawade, Taluka Mulshi, District Pune within the limits of the Pimpri Chinchwad Municipal Corporation, Registration district Pune, Sub Registrar, Mulshi, Pune (herein after referred to as the "said Entire Property") was previously owned by Bhaskar Ganesh Deo, Varanasibai Bhalchandra Deo, Parvati Gajanan Deo. It is seen from present revenue record that the said Entire Property is divided in and around 1980 and the said Property being portion of said Entire Property is numbered as 25/1/1 and having area admeasuring 02 H 67.20 R, however no mutation, phalani bara is available for my perusal.
- B. It is seen from chain of 7/12 extracts and mutations that, the said Entire Property is initially owned by Gajanan Ganesh Deo, Bhaskar Ganesh Deo, Varanasibai Bhalchandra Deo, Parvatibai Gajanan Deo and their respective legal heirs have sold the said Property to Narayan Genu Navale, Kisan Vithoba





Navale, Govind Vithoba Navale, Sudam Vithoba Navale and Vidura Vithoba Navale.

- C. It is seen from mutation entry no. 188 that, the Gajanan Ganesh Deo has mortgaged the said Entire Property along with other properties, with Kisan Kaluram Lunkad, through mortgage deed for Rs. 300.
- D. It is seen from mutation entry no. 425 that, the said Bhaskar Ganesh Deo, Varanasibai Bhalchandra Deo, Parvati Gajanan Deo has released the said Entire Property from mortgage along with other properties, through a document by repaying the amount due to Kisan Kaluram Lunkad.
- E. It is seen from mutation entry no. 436 that, the name of Babu Tukaram Shinde is entered in the record of rights as protected tenant of Kisan Kaluram Marwadi for the said Entire Property.
- F. It is seen from mutation entry no. 458 that, the Vithu Krishna Navale is entered in the record of rights as protected tenant of Bhaskar Ganesh Deo.
- G. It is seen from mutation entry no. 652 that, the Bhaskar Ganesh Deo expired sometime in the year 1954 and name of his wife Snehalata Bhaskar Deo is entered into record of rights as his legal heir.
- H. It is seen from mutation entry no. 668 that, the said Entire Property is made applicable to the provisions of Bombay Personal Inam Abolition Act, 1952 and land revenue is made applicable to the said Property.
- I. It is seen from mutation entry no. 805 that, the Varanasibai Bhalchandra Deo expired on 24/06/1960 and as per her Will (Settlement Deed) name of Parvati Gajanan Deo is entered for her share in the said Entire Property.
- J. It is seen from mutation entry no. 839 that, the name of protected tenant Babu Tukaram Shinde is deleted from the record of rights for the said Entire Property.
- K. It is seen from mutation entry no. 861 that, Snehalata Bhalchandra Deo is a widow and she is owner of a portion of the said Property. That widow status of owner is entered in other rights column of 7/12 extract of said Entire Property.



- L. It is seen from mutation entry no. 1081 that, the provisions of The Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955 are made applicable to the said Entire Property.
- M. It is seen from mutation entry no. 1132 that, after death of Parvatibai Gajanan Deo names of her daughters viz., Sushila Vasant Dhongade and Shobhana Laxmanrao Koshe are entered into record of rights for her share in the said Entire Property.
- N. That the Tahesildar Mulshi through its letter dt. 20/12/2023 has stated that M.E no. 1143 is not available with them. From current 7/12 extract it can be seen that said M.E.no. 1143 is regarding charge on said Property against loan of Wakad Co-operative Society. It can be seen through M.E.no. 8003 dt. 14/06/2024, that the said charge has been removed after payment of all concerned dues.
- O. It is seen from mutation entry no. 1146 that, Vithoba Krishna Navale expired leaving behind legal heirs viz., four sons: Kisan, Govind, Sudam, Vidura, Two daughters: Gaubai Bhikoba Tambe, Parvatibai Yashwant Kalbhor, Wife: Rangubai.
- P. It is seen from mutation entry no. 1180 that, Narayan Genu Navale obtained loan against his share in the said Entire Property.
- Q. It is seen from mutation entry no. 1214 that, land from various Survey numbers is acquired for National Highway. (However, said Entire Property is not seen to have mentioned on the legible part of this Mutation).
- R. It is seen from mutation entry no. 1226 that, as per order of Tahesildar Mulshi in Tenancy Case no. 2/75, names of Vithu Krishnaji Navale and Narayan Genu Navale are deleted as tenants from record of rights of said Entire Property.
- S. It is seen from mutation entry no. 1356 that, the said Narayan Genu Navale, Kisan Vithoba Navale, Govind Vithoba Navale, and Sudam Vithoba Navale has purchased portion out of said Entire Property, being the said property from



Sushila Vasantao Dhongade and Snehalata Bhaskar Deo, vide registered Sale Deed dt. 28/01/1982.

That it can be seen from corresponding Sale Deed to this mutation viz., Sale Deed dt. 28/01/1982, bearing registration no. 153/1982, which is registered on 04/02/1982 that, Mrs. Sushila Vasantao Dhongade and Mrs. Snehalata Bhaskar Deo sold their share in the said Entire Property being 02H 64Are to Narayan Genu Navale, Kisan Vithoba Navale, Govind Vithoba Navale, Sudam Vithoba Navale (the said Property herein).

In this Sale Deed, Mrs. Sushila Vasantao Dhongade and Mrs. Snehalata Bhaskar Deo mentioned that, all the owners of said Entire Property have independent, bounded shares and they always possess such bounded shares. That the said Mrs. Sushila Vasantao Dhongade and they have further mentioned of application already given for formal separation of 7/12 extract for their share.

- T. It is seen from mutation entry no. 1485 to 1501, 1590 to 1602, 1615 to 1618, 1621 to 1623, 1630, 2622, 2626, 2724, 2863, 2983 and 3435 that, the said Shobhana Laxman Koshe has sold an area totally admeasuring 01H13.45R from her share in the said Entire Property to various purchasers through separate registered Sale Deeds.
- U. It is seen from mutation entry no. 1683 that, Narayan Genu Navale, Kisan Vithoba Navale, Govind Vithoba Navale gave application stating/declaring that, the Vidura Vithoba Navale has share and possession in the portion of said Property and all their shares are specifically mentioned.
- V. It is seen from mutation entry no. 1869 to 1878, 1923, 2431, 3355 that, the said Narayan Genu Navale, Kisan Vithoba Navale, Govind Vithoba Navale, Vidura Vithoba Navale has sold an area totally admeasuring 00H 28R from their share in the said Property to various purchasers through separate registered Sale Deeds. These entries are according to the Sale Deed no. 481/88, 472/88,





473/88, 474/88, 477/88, 476/88, 482/88, 483/88, 479/88, 478/88, 481/88, 480/88, 475/88.

- W. It is seen from mutation entry no. 2323 that, Narayan Genu Navale expired on 21/08/1984 leaving behind him legal heirs Viz., Two Sons: Bhiku, Pandurang Daughter: Janabai Ramchandra Kalbhor.
- X. It is seen from mutation entry no. 2326 that, Sudam Vithoba Navale expired on 03/10/1994 leaving behind him legal heirs Viz., Two Son: Nivrutti, Jalindar Daughters: Sindhu Dattatraya Raut, Ratnamala Eaknath Ghule, Pushpa Vasant Rao Kand, Jayantimala Ashok Kate, Jayashri Suresh Landge, Wife: Indubai.
- Y. It is seen from mutation entry no. 4656 that, Sindhu Dattatraya Raut, Ratnamala Eaknath Ghule, Pushpa Vasant Rao Kand, Jayantimala Ashok Kate, Jayashri Suresh Landge and Indumati Sudam Navale has released their right in the said Property along with other properties in favour of Nivrutti Sudam Navale and Jalindar Sudam Navale vide registered Release Deed no. 6016/08.
- Z. It is seen from mutation entry no. 4657 that, Muktabai Jangal Konkane & Laxmibai Govind Navale has released their right in the said Property in favour of Gulab, Namdeo, Ashok, Kailash Govind Navale, vide registered Release Deed no. 6017/2008.
- AA. It is seen from mutation entry no. 4669 that, Janabai Ramchandra Kalbhor expired on 19/09/2008 leaving behind her legal heirs Viz., Two Son: Rajendra, Sanjay Daughters: Subhadra Dinkar Undre, Sunita Pandurang Surve and Husband: Ramchandra Yashwant Kalbhor.
- BB. It is seen from mutation entry no. 4670 that, the legal heirs of Late. Janabai Ramchandra Kalbhor being, Ramchandra Yashwant Kalbhor, Rajendra Ramchandra Kalbhor, Sanjay Ramchandra kalbhor, Subhadra Dinkar Undre and Sunita Pandurang Surve has released their right in the said Property along with other properties in favour of Bhiku Narayan Navale and Pandurang Narayan Navale vide registered Release Deed no. 6201/2008.



- CC. It is seen from mutation entry no. 4797 that, an area admeasuring 1598 Sq. Mtrs is reserved for acquisition out of said Entire Property for the Purpose of Road widening.
- DD. It is seen from mutation entry no. 6544 that, as per Government Order correction carried out in computerised 7/12 extract.
- EE. It is seen from mutation entry no. 6985 that, Kisan Vithoba Navale expired on 21/12/2018 leaving behind him legal heirs viz., Son: Dattatraya, Murlidhar, Balasaheb Daughters: Bhimabai Vitthal Barne, Chandrabhaga Parshuram Wakadkar. Mangal Sitaram Pawar Wife: Parvatibai. That the said Bhimabai Vitthal Barne, Chandrabhaga Parshuram Wakadkar. Mangal Sitaram Pawar and Parvatibai Kisan Navale on 07/09/2008 has released their rights vide registered Release Deed no. 6018/2008 and the entry of said Release Deed is taken in the record of rights vide Mutation Entry no. 4659 hence, names of Dattatraya, Murlidhar, Balasaheb are entered in 7/12 extract.
- FF. That Govind Vithoba Navale expired on 06/03/2022 leaving behind him legal heirs viz., Son: Gulab, Namdeo, Ashok, Kailash Daughter: Mukta Jangal Konkane Wife: Laxmibai. That the said Mukta Jangal Konkane and Laxmibai Govind Navale on 07/09/2008 has released their rights vide registered Release Deed no. 6017/2008 and the entry of said Release Deed is taken in the record of rights vide Mutation Entry no. 4657 hence, names of Gulab, Namdeo, Ashok, Kailash are entered in 7/12 extract vide M.E. no. 8017.
- GG. It is seen from mutation entry no. 4658 that, Chhaya Sumit Lad and Mrs. Nirmala Vidura Navale has released their right in the said Property in favour of Dnyanesh, Shivraj Navale, vide registered Release Deed no. 6019/2008.
- HH. It is seen from mutation entry no. 7254 that, Balasaheb Kisan Navale has obtained loan against said Property and there is charge of Vividh Sahakari Seva Co-operative Society on the said Property for the loan amount.
- II. It is seen from mutation entry no. 7913 that, as per order of Tahsildar Mulshi in HaNo/SR/155/356/2023, Dt. 20/09/2023 present area of some holders in the said Entire is changed as follows:



- i. Shobhana Laxman Koshe: her area changed from 00 H 73.92 R to 00 H 13.62 R.
- ii. Bhiku & Pandurang Narayan Navale: their share changed from 00H 32.90 R to 00 H 44.96 R.
- iii. Dattatraya, Murlidhar & Balasaheb Kisan Navale: their share changed from 00 H 35.65 R to 00 H 47.71 R.
- iv. Govind Vithoba Navale: their share changed from 00 H 35.36 R to 00 H 47.71 R.
- v. Vidura Vithoba Navale: his share changed from 00 H 36.18 R to 00 H 48.24 R.
- vi. Nivrutti & Jalinder Sudam Navale: their share changed from 00 H 35.65 R to 00 H 47.71 R.

JJ. It is seen from the mutation entry no. 8055 the said Balasaheb Kisan Navale has repaid the loan amount obtained by him against his share in the said entire property, and hence there is no encumbrance whatsoever in the said property.

KK. It is seen from Letter by Tahesildar Mulshi dt. 20/12/2023, outward no. जा.क्र./अभि/४९३/२०२३, Mutation Entry no. 1143, 1619, 1620, 2267, 3009 are not available.

LL. That the present owners of the said Property have got the Government Measurement done for the said Property for the Purpose of confirming the boundaries of the said Property on 12/03/2024.

MM. That Adv. Revati Kale have published public notice in daily Marathi daily 'Kesari' Pune edition at Page no. 5 and English 'Financial Express' Pune edition at Page no. 47 on 14/08/2024 in respect of said Property. That the said Adv. Revati Kale has given letter dt. 30/08/2024 stating that she has not received any objection to the said public notice.





- NN. That the said Property is self-acquired Property of Kisan Vithoba Navale, Govind Vithoba Navale, Vidura Vithoba Navale, Sudam Vithoba Navale, Narayan Genu Navale. They have purchased a bounded property through registered Sale Deed no. 153/1983. That the Seller in the Sale Deed being Mrs. Sushila Vasant Dhongade and Mrs. Snehalata Bhaskar Deo has clearly mentioned in the said Sale Deed that, even though the said Property is shown as undivided portion of Sr. no. 25/1, in fact they own/enjoy/use the said Property as per the boundaries mentioned in the said Sale Deed and for recording such divided separate shares in revenue record, they had given application.
- OO. That for more than 40 years, the present owners are peacefully occupying the said Property as per the boundaries given in the said Sale Deed.
- PP. That the said owners have transferred development rights for an area admeasuring 00 H 96 R i.e., 9675 Sq. Mtrs out of said Property in favour of M/s. Harivishva Construction LLP, vide Development Agreement dt. 07/10/2024, the said Agreement is registered in the office of Sub-Registrar at Haveli no. 1 at Sr. no. 19355/2024.
- QQ. That along with said Development Agreement, the said owners have given ancillary Power of Attorney to M/s. Harivishva Constructions LLP. That the said Power of Attorney is executed on 07/10/2024, the same is registered in the office of Sub-Registrar at Haveli no. 1 on the same day at Sr. no. 19357/2024.
- RR. That the said owners have sold a portion admeasuring 00 H 60 R out of said Property to M/s. Harivishva Constructions LLP. That the said Sale Deed is executed on 07/10/2024, the same is registered in the office of Sub-Registrar at Haveli no.1 on the same day at Sr.no. 19361/2024. That by virtue of the said Sale Deed dt. 07/10/24, name of M/s. Harivishva Constructions LLP is entered into record of rights for the area purchased out of said Property vide M.E No. 8112.



SS. That an area admeasuring 00 H 80 R out of said entire Property is owned by previous owner being Navale family. However, as mentioned above through the POA dt. 07/10/2024, the said Navale family have given power to M/s. Harivishva Constructions LLP to get the plan sanctioned and get environment clearance only for the area owned by them.

**(3) Search report for 30 years**

That I have carried out the online search from [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) in respect of the records of the offices of the Sub Registrar Haveli Pune for the years 1995 to May 2025. That the perusal of the available record did not disclose any encumbrances on the said Property except separate Encumbrance sheet mention hereinbelow.

**(4) Any other relevant title -**

The said M/s. Harivishva Constructions LLP are entitled to carry out construction and sell the units as per the sanctioned building plans, on said property and having clear and marketable title, subject to RERA sanction and terms of the Development Agreement and Power of Attorney.

**(5) Encumbrance – Nil**

**(6) Litigations if any – Nil**

**Date: 07/07/2025**

**Encl : search receipt**



Advocate.

**Deepak Vasantrao Kale**

Advocate

1170/8, Gopalkrupa, 204, Revenue Colony, Shivajinagar, Pune - 411 005



**CHALLAN**  
**MTR Form Number-6**



MH001795473202526E		BARCODE		Date 06/05/2025-16:29:55		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Deepak Vasantrao Kale	
Location PUNE							
Year 2025-2026 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		Shivajinagar	
				Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 1 0 0 5	
				Remarks (If Any)			
				Gat no. 25/1/1 village Tathawade tal- Mulshi District Pune, within limit			
				PCMC			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172025050600725 648058512	
Cheque/DD No.				Bank Date	RBI Date	06/05/2025-16:32:15 Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 सधर चलन "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.  
 Mobile No. : 9860509495

