

FORMAT - A

(Circular No. 28/3/2021)

To,
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plots bearing no. 30,31,32,33,34 admeasuring 2358.5 Sq.mt out of the private lay-out of the land bearing Survey No.37 Hissa No.1/1 Baner, totally admeasuring about 3 Hectors 33.58 Ares, situated at Village: Baner, Taluka : Haveli, District: Pune – 411045 within the limits of Pune Municipal Corporation.

I have investigated the title of the said plot on the request of **SPACE
BUILDERS & DEVELOPERS** through Authorized Signatory Mr. DILIP MATAI and following documents i.e:-

1) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of lands bearing (i) Plot No. 30 (out of said private layout) admeasuring 352 sq.mt (ii) Plot No. 31 (out of said private layout) admeasuring 352 sq.mt (iii) Plot No. 32-34 (out of said private layout) together admeasuring 1654.5 sq.mt out of the larger land bearing Survey No.37 Hissa No.1/1 Baner, totally admeasuring about 3 Hectors 33.58 Ares, situated at Village: Baner, Taluka : Haveli, District: Pune – 411045 and within the limits of Pune Municipal Corporation, which after the amalgamation is bounded as under:

On or towards East	: By Plot No.29
On or towards North	: By 9 m Road
On or towards West	: By Plot owned by Kolte-Patil
On or towards South	: By Plot owned by Munot Family

2) **THE DOCUMENTS OF THE PLOT:**

- I. 7/12 Extracts for the period of 1950 to 2011.
- II. Mutation Entries relevant to the Captioned Land.
- III. Order dated 31/03/1969 bearing No. H/4/29/68-4426 of 1969 of the Charity Commissioner, Pune.
- IV. Sale Deed dated 30/09/1969 of Genu Sripathi Dhankude, which reveals that Genu Sripathi Dhankude sold the entire land to Chandrakant Laxman Devkar sold the entire land to Smt. Tarabai Padmanabh Dhumane.
- V. Sale Deed dated 16/03/1974 of Smt. Tarabai Padmanabh Dhumane which reveals that Chandrakant Laxman Devkar.
- VI. Sale Deed dated 14/10/1987 which has been registered with the Sub-Registrar, Haveli-1 at Serial No.13705/1987 from which it reveals that Smt. Tarabai Padmanabh Dhumane sold the entire land to Anil Nemichand Bafana & others.
- VII. Sale-deed dt.27/08/1991 of Plot No.30 of Mr. Dilip Simratmal Chopade (proprietor of M/s Chopada Ventures), which was registered with the Sub-Registrar, Haveli-4 at Serial No.30.
- VIII. Sale-deed dt.15/06/1991 of Plot No.31 of Shri. Simratmal Manikchand Chopade, which was registered with the Sub-Registrar, Haveli-4 at Serial No.30.
- IX. Sale deed dt.16/03/2021 which is registered with the Sub-Registrar, Haveli-13 at Serial No.4580. Name of Mr. Dilip Chopade for Plot No. 30 from its co-owners i.e. his own brother and sister-Mr. Hukumchand Simratmal Chopade and Mrs. Vijaya Mahindra Gupta.
- X. Sale Deed dated of Plot Nos.32 to 34 on 11/11/2021 which is registered with the Sub-Registrar, Haveli-2 at Sr.No.18190/2021 between one of the owners Mr. Vijay Pannalal Tatiya & M/s Space Builders & Developers.
- XI. Development Agreement and Power of Attorney dt.23/08/2022 between Chopada Ventures and M/s Space Builders and Developers, registered

XII. with the Sub-Registrar, Haveli-2 at Serial No. 21510/2022 and 21511/2022 respectively.

XIII. Commencement Certificate bearing No. CC/0706/23 Dated 23/06/2023 issued by the Pune Municipal Corporation.

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 **SPACE BUILDERS & DEVELOPERS** is clear, marketable and without any encumbrances.

Owners of the Land

Survey No./ Hissa No.	Plot No.	Area in Sq. Mt	Owner	Development Rights
37/1/1	32,33,34	1654.5	SPACE BUILDERS & DEVELOPERS	SPACE BUILDERS & DEVELOPERS
37/1/1	30,31	704	CHOPADA VENTURES	SPACE BUILDERS & DEVELOPERS
		Total = 2358.5		

Qualifying comments/remarks if any: M/s. SPACE BUILDERS & DEVELOPERS holds Power of Attorney for Development rights of Plot No.30,31 owned by Proprietorship firm M/s Chopada Ventures, through Partner & Authorized signatory Mr. Dilip Matai.

4] The report reflecting the flow of the title of **SPACE BUILDERS & DEVELOPERS** on the said land is enclosed herewith as annexure.



Advocate Sign & stamp

Sandeep Gujarathi & Associates
13, Nirmala Heights,
Near Congress Bhavan,
Shivaji Nager, Pune-411008.

Date: 27/07/2023



ANNEXURE "A"

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(Circular No.: 28/ 03 /2021)

FLOW OF THE TITLE OF THE SAID LAND

1) Title History of the land Survey No.37 Hissa No.1/1, Baner:

1. It reveals from the old 7/12 extract record that the Land bearing Survey No. 37, Hissa No. 1/1 admeasuring about 3 H 17.53 R situated at Mouje Baner, Tal – Haveli, Dist – Pune, which is hereinafter referred to as the “Entire Property”, was originally owned by Chinchwad Devashthan Trust.
2. It further reveals from the record that in the year 1969 Hon’ble Charity Commissioner sanctioned the sale of land bearing Survey No. 37 Baner admeasuring about 17 Acres 3 Gunthas by his order dated 31/03/1969 bearing No. H/4/29/68-4426 of 1969 and in pursuance of the said order Genu Sripathi Dhankude purchased the entire Land from Chinchwad Devasthan Trust as per Sale Deed dated 30/09/1969. Accordingly, name of the Genu Sripathi Dhankude was recorded in the revenue record of entire property as per Mutation Entry No. 1604.
3. From copy of the Sale Deed dated 30/09/1969 it reveals that Genu Sripathi Dhankude sold the entire land to Chandrakant Laxman Devkar which is registered with the Sub-Registrar, Haveli-2 at Sr.No.1957/1969 and accordingly name of the purchaser, Chandrakant Laxman Devkar was recorded to the entire land vide Mutation Entry No.1605.
4. It further reveals from copy of the Sale Deed dated 16/03/1974 registered in the Officer of Sub-Registrar, Haveli No. 2 that Chandrakant Laxman Devkar with the consent of Laxman Babaji Devkar sold and transferred the entire land to Smt. Tarabai Padmanabh Dhumane accordingly her name

was recorded in the revenue record of entire property vide mutation entry No. 1788.

5. I have then come across copy of the Sale Deed dated 14/10/1987 which has been registered with the Sub-Registrar, Haveli-1 at Serial No.13705/1987 from which it reveals that Anil Nemichand Bafana, Dilip Nemichand Bafana, Rajendra Nemichand Bafana, Pradeep Nemichand Bafana, Sudarshan Zumbarlal Bafana, Ramesh Champalal Kankariya, Vijay Pannalal Tatiya and Ramesh Ghevarchand Mutha purchased the said entire land from Tarabai Dhumane accordingly their names were recorded in the revenue record as per the Mutation Entry No.3579.
6. It reveals from the record that the said purchasers Anil Nemichand Bafana, Dilip Nemichand Bafana, Rajendra Nemichand Bafana, Pradeep Nemichand Bafana, Sudarshan Zumbarlal Bafana, Ramesh Champalal Kankariya, Vijay Pannalal Tatiya and Ramesh Ghevarchand Mutha thereafter prepared private layout of the Entire Land and executed partition deed dt.10/9/1997 and divided the Entire Property amongst themselves based on the consideration paid by each of them to their vendor Smt. Tarabai Padmnabh Dhumne.
7. It reveals from the said partition that an area of Plot No.1 to 14 and an area admeasuring 310 sqr. mtrs out of Plot No.17 and 18 totally admeasuring about 0 H 80 R was allotted to the share of Mr. Sudarshan Zumbarlal Bafana. Thereafter Mr. Sudarshan Zumbarlal Bafana and Ramesh Champalal Kankriya preferred an application to Tahsildar Haveli, Pune for recording the partition in the revenue record and accordingly Tahsildar Haveli Pune has passed order on 31/01/2011 bearing No. H.No./85/S.R./2/2011 and area admeasuring about 0 H 80 R, i.e. Plot No.1 to 14 and an area admeasuring 310 sq.mt out of Plot No.17 and 18 out of Private Layout of the Entire Property was recorded in the name of Mr.

Sudarshan Zumbaral Bafana and all other plot owners got themselves separated from Mr. Sudarshan Zumbaral Bafana.

2) Title History of the Plot Nos. 32 to 34 out of the land Survey No.37

Hissa No.1/1, Baner:

1. As per the said partition an area admeasuring 1654.5 sqr. mtr. along with 6 meters wide East-West area under the road admeasuring about 270 sqr. mtr. and North-South strip of land which includes an area meant for storm water drain admeasuring about 304.50 sq.mt. (bearing Plot Nos.32 to 34 out of the said private lay-out) was allotted to one of purchasers Mr. Vijay Pannalal Tatiya who was also physically possessing the same as an exclusive owner thereof.

2. I have then come across copy of a sale-deed dt. 11/11/2021 which is registered with the Sub-Registrar, Haveli-2 at Sr.No.18190/2021 that one of the owners Mr. Vijay Pannalal Tatiya sold and transferred the said area admeasuring 1654.5 sqr. mtr. along with 6 meters wide East-West area under the road admeasuring about 270 sq.mt. and North-South strip of land which includes an area meant for storm water drain admeasuring about 304.50 sq.mt. to M/s Space Builders. Mr. Anil Nemichand Bafana & other co-owners joined the said sale-deed as confirming party to affirm ownership and separate possession of Mr. Vijay Pannalal Tatiya over the said portion of land which is more particularly described in the Schedule-I mentioned hereunder. Name of Space Builders has also been entered into the 7/12 extract of the said portion of land vide Mutation Entry No. 233359 dt.20/12/2021.

3) Title History of the Plot Nos. 30 & 31 out of the land Survey No.37

Hissa No.1/1, Baner:

1. It reveals from the copy of a sale-deed dt.27/08/1991 which was registered with the Sub-Registrar, Haveli- 4 at Serial No.31/1991 which was subsequently revised vide Serial No.2549/1997 (after payment of the deficit stamp-duty), Mr. Dilip Simratmal Chopade (proprietor of M/s Chopada Ventures), purchased Plot No.30 admeasuring about 352 Sqr.mtr. more particularly described in Schedule-I mentioned hereunder, out of the said private lay-out of the larger land Survey No.37 Hissa No.1/1 of village Baner from the said original eight owners of the land, Anil Nemichand Bafana and others. It also reveals from the record that Chopada Ventures thereafter got the construction plan sanctioned on the said plot of land No.30 from the Pune Municipal Corporation vide Commencement Certificate No.CC/2644/17 dt. 10/01/2018, constructed multi-storied building thereon consisting of six residential units, named '37 Baner', sold all the units to various flat-purchasers and finally obtained Completion Certificate No. OCC/0935/19 dt.05/02/2020 from the Municipal Corporation. From the calculations of the sanctioned plan and actual available potentials as per the D.C. Rules of Municipal Corporation there is a balance/unused FSI/TDR/FSA in the said scheme of construction in said Plot No. 30 consequently final conveyance of the property is also pending.
2. It further reveals from the copy of the sale-deed dt.15/06/1991 which was registered with the Sub-Registrar, Haveli-4 at Serial No.30 which was subsequently revised vide Serial No.2548/1997 (after payment of the deficit stamp-duty) that the adjoining Plot No.31 admeasuring about 352 Sqr. mtr. was purchased by Shri. Simratmal Manikchand Chopade out of the same

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private lay-out of the larger land Survey No.37 Hissa No.1/1 of village Baner from the said original eight owners of the land, Anil Nemichand Bafana and others. His name also came to be recorded into the 7/12 extract of the said larger land vide Mutation Entry No. 19722 dt. 18/12/2013.

3. I have then come across copy of the death certificate from which it reveals that the said owner Shri. Simratmal Manikchand Chopade thereafter died on 02/08/2010. Thereafter from the Mutation Entry No. 19722 dt. 18/12/2013 it reveals that the deceased had left Mr. Dilip Simratmal Chopade and Mr. Hukumchand Srimatmal Chopade and a married daughter Mrs. Vijaya Mahendra Gupta as his only Class-I legal heirs and hence their names were recorded into the 7/12 extract of the said Plot No.31.
4. The record further shows that Mr. Dilip Simratmal Chopade, thereafter purchased said adjoining Plot No.31 admeasuring about 352 Sqr. mtr. from its co-owners i.e. his own brother and sister-Mr. Hukumchand Simratmal Chopade and Mrs. Vijaya Mahendra Gupta to the extent of their 2/3rd share in the said plot vide sale-deed dt.16/03/2021 which is registered with the Sub-Registrar, Haveli-13 at Serial No.4580. Name of Mr. Dilip Chopade is also entered into 7/12 extract of the said larger land vide Mutation Entry No.2386 dt.07/07/2022.
5. Thus Mr. Dilip Chopade is well and sufficiently entitled to the balance FSI/TDR out of Scheduled-II Plot No.30 and total potential of the vacant Plot No.31 both admeasuring about 352 Sqr. mtr. each out of the land bearing Survey No.37 Hissa No.1/1 Baner and the said plots for the sake of convenience are hereinafter referred to as 'Plot Nos.30 & 31' when referred together and Plot No.30 or Plot No.31' when referred separately which are described in Schedule-I & II written hereunder.

6. I have finally come across copy of the Development Agreement and Power of Attorney dt.23/08/2022 which are registered with the Sub-Registrar, Haveli-2 at Serial No. 21510/2022 and 21511/2022 respectively from which it reveals that Mr. Dilip Chopade has granted development rights in respect of the balance FSI/TDR out of Scheduled-II Plot No.30 and total potentials of the Schedule-III vacant Plot No.31 both admeasuring about 352 Sqr. mtr. each out of the land bearing Survey No.37 Hissa No.1/1 Baner to and in favour of M/s Space Builders and Developers, a partnership firm.
7. It further reveals from the record that M/s Space Builders & Developers got the layout and building plan sanctioned on the said amalgamated Plot No.30 to 34 (using the balance potentials of Plot Nos. 30 & full potentials of Plot Nos. 31 to 34 from the Pune Municipal Corporation under Commencement Certificate No. CC/0706/23 dt. 23/06/2023.
8. Mr. Dilip Matai by his Affidavit dt.08/07/2023 and has confirmed that the firm has not mortgaged or otherwise has created any charge or third-party interest in respect of the said landed property with any third person.

I have carried search of Index-II registers of the said property for last 30 years vide Receipt No. GRN MH005328912202324E. I did not come across any objectionable entry in the same with regard to the said property except documents related to sale of said plots mentioned above. Apart from the above, I have also published public notice in the daily Prabhat newspapers dt.15/06/2021 (in respect of Plot Nos.32 to 34 through Adv. Dadasaheb Nanekar) and in daily Sakal Times dt. 13/07/2022 and Times Of India Newspaper dt. 13/07/2022 (in respect of Plot Nos. 30 & 31) calling for the objections before execution of the said Development Agreement. I have not received any objection against the same. Advocate Nanekar vide his letter dt.

07/12/2021 has also confirmed that even he has not received any objection against the notice published by him.

CONCLUSION:

With the above search and after perusal of the documents, I have come to the conclusion that the said land Plot No.30 with balance FAR/FSI and total potentials of the vacant Plot No.31 both admeasuring about 352 Sqr. mtr. each out of the land bearing Survey No.37 Hissa No.1/1 Baner, Pune within the local limits of Pune Municipal Corporation is legally owned by Mr. Dilip Simratmal Chopade who has legally granted development rights in respect of the same to and in favour of M/s Space Builders and Developers vide registered Development Agreement and Power of Attorney dt. 23/08/2022. Whereas Plot Nos. 32 to 34 together admeasuring 1654.5 sqr. mtr. along with 6 meters wide East-West area under the road admeasuring about 270 sq.mt. and North-South strip of land which includes an area meant for storm water drain admeasuring about 304.50 sqr. mtr.

Have been purchased by M/s Space Builders from its previous owner Mr. Vijay Pannalal Tatiya vide sale-deed dt. 11/11/2021 which is registered with the Sub-Registrar, Haveli-2 at Sr.No.18190/2021 which are free from all the encumbrances.

All the documents are returned herewith.

(2) Mutation Entry No.

15463,23359,22364,17810,16287,18535,10975,8791,6359,20884,20339,17
488,16289,20919,19842,18397,18754,20084,15012,21668,19842,21332,23
683,22945,16290,9865,7509,19481,16286,22706,19427,22364,23359.

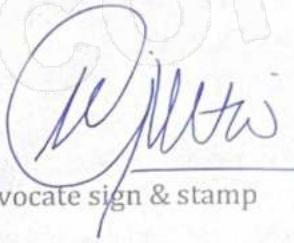
(3) Search report for 30 years from 1992 Taken from Sub-
Registrar' office at Pune.

(4) Any other relevant title.

(5) Litigations if any - No Litigations

Date: 27/07/2023

Advocate sign & stamp


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