

FORMAT A

(Circular no.28/2021)

Date 10/08/2023

To,
MahaRERA,
Pune

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to all that piece and parcel of lands as mentioned below

1. Description of the property:

All that portion admeasuring Hectare 1.7156 Are, (17156.0 sq.mt.) assessed at Rs.9.63 paise, out of the land, bearing Survey No.55A, City Survey No.1835 Part , Hissa No.1A, situate at village Mundhwa of Taluka Pune City, District Pune, within the limits of the Registration District of Pune, Sub-Registration Taluka Pune City and the Municipal Corporation of the City of Pune and which is bounded by as follows:

On or towards east	On or towards south	On or towards west	On or towards north
CTS No.1835 (P)	CTSNo.1840 (P)	24 meter wide DP Road	30 meter wide DP Road

Hereinafter referred to as the Said "PLOT".

Makarand Paradkar
Advocate



I have investigated the title of the said Plot on the request M/s. **SHUBH HOUSING**, a partnership firm registered under the Indian Partnership Act 1932, having its registered office at Mittal House, M-2/13-14, Nisarg CHSL, Yerawada, Pune 411006 through its Partner Vishal Sumerchand Agarwal and Rajesh Satyanarayan Mittal (Owners/Developers) and have scrutinized /received following documents

2. The documents of allotment of plot.

Sr	Particulars
1	VF 7/7A/12 extracts of Survey No.55A/1 from 1943 till 1959, and Survey No.55A/1/1 from 1959 till 2021
2	Relevant Mutation entries during the said period from 1943 to 2021 relating to said Plot
3	Property Register Card of City Survey No.1835
4	Order Dated 26.04.1996 bearing No 498-LO,+500-LO+501-LO, 502+ LO, issued by Dy. Collector and Competent Authority, Pune Urban Agglomeration Pune
5	Confirmation Deed dated 23.11.2001 with Sale Deed lodge for registration with the Sub-Registrar Haveli No.3 on 26.11.2001 at the serial No.9890/2001 on the same day, executed by Jaysing Bhagwant Lonkar and his family in favour of M/s.Kumar Company; a partnership firm
6	Confirmation Deed dated 23.11.2001 with Sale Deed lodge for registration with the Sub-Registrar Haveli No.3 on 26.11.2001 at the serial No.9892/2001 on the same day, executed by Babasaheb Bhagwant Lonkar and his family in favour of M/s.Kumar Company; a partnership firm
7	Confirmation Deed dated 23.11.2001 with Sale Deed lodge for registration with the Sub-Registrar Haveli No.3 on 26.11.2001 at the serial No.9894/2001 on the same day, executed by Tanubai Bhagwant Lonkar and his family in favour of M/s.Kumar Company; a partnership firm
8	Confirmation Deed dated 23.11.2001 with Sale Deed lodge for registration with the Sub-Registrar Haveli No.3 on 26.11.2001 at the serial No.10759/2001 on the same day, executed by Govind Bhagwant Lonkar and his family in favour of M/s.Kumar

Makarand Paradkar
Advocate



	Company; a partnership firm
9	Sale Deed dated 7.10.2003, registered with Haveli No 3, at Serial No 4273/2003 on the same day Executed by Balasaheb Bhagwant Lonkar and his family in favour of M/s.Kumar Company; a partnership firm
10	Demarcation Certificate bearing <i>Mojni</i> Register No.4421 of Survey No.55A/1, measured on 11.11.1994 and issued by the City Survey Office No.2
11	Demarcation Certificate bearing Very Urgent <i>Mojni</i> Register No.1667/98 of Survey No.55A/1/1 by its CTS No.1835, measured on 23.01.1998,
12	Demarcation Certificate bearing Very Urgent <i>Mojni</i> Register No.2139/ 2018 of Survey No.55A/1/1 by its CTS No.1835, measured on 05.06.2018 and issued by the City Survey Office No.2
13	Certificate of M/s. Kumar Company, a registered Partnership Firm, now converted as a Company under Part-I of Chapter XXI of the Companies Act 2013 as Kumar Construction & Properties Private Limited, Vide Identity No. U45309PN2020PTC190958 dated 27.05.2020
14	Zone Certificate dated 07.03.2022 vide Challan No. ZC20217310326339 issued by Pune Municipal Corporation.
15	Agreement to Sell dated 07.03.2022, registered with the Sub-Registrar Haveli No.11 at Serial No.4715/2022 on the same day, executed by Kumar Construction & Properties Private Limited (previously, M/s. Kumar Company) in favour of M/s Shubh Housing; a partnership firm
16	Sale Deed dated 21.10.2022, registered with the Sub-Registrar Haveli No.11 at Serial No.22416/2022 on the same day, executed by Kumar Construction & Properties Private Limited (previously, M/s. Kumar Company) in favour of M/s Shubh Housing; a partnership firm

3. 7/12 Extract / Property card: Original Property Card of the Property bearing Survey No.55A, Hissa No.1/1, out of corresponding City Survey No.1835 Part , situate at village Mundhwa of Taluka Pune City, District Pune,

ii. Mutation entry: :- 1359, 3267, 8057, 8058, 8059, 8060 and 8061

4. Search Report of 30 Years from Year 1993 to Year 2023

I have taken search of the available Index II registers in the office of Sub Registrar of Assurances for the year 1st August 1993 to 9th August 2023 in respect of the Said Plot. The receipt bearing GRN No. MH006469063202324P dated 09/08/2023, for making the search is attached herewith. While taking the search, I have gone through the available index II registers and copies of sale deed, 7/ 12 extracts and mutation entries thereon. However, some of the old registers were in torn condition and some of the registers were sent to the office of the Joint District Registrar for updating/ automation.

Advocate Rahul Tathe have also conducted online Search for the year 2002 till 2023 on 11/05/2023, vide IGR Maharashtra website the receipt bearing GRN No.MH001888165202324P dated 11/05/2023, for making the online search.

Owners of the land :

Survey No.55A, City Survey No.1835 Part, Hissa No.1A, situate at village Mundhwa of Taluka Pune City, District Pune, situate at village Mundhwa of Taluka Pune City, District Pune, within the limits of the Registration District of Pune, Sub-Registration Taluka Pune City and the Municipal Corporation of the City of Pune is owned by M/s. **SHUBH HOUSING**, a partnership firm registered under the Indian Partnership Act 1932, having its registered office at Mittal House, M-2/13-14, Nisarg CHSL, Yerawada, Pune 411006

**Makarand Paradkar
Advocate**



Qualifying remarks:

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Captioned Properties I am of the opinion that the title of M/s. **SHUBH HOUSING**, a partnership firm registered under the Indian Partnership Act 1932, having its registered office at Mittal House, M-2/13-14, Nisarg CHSL, Yerawada, Pune 411006 through its Partner Vishal Sumerchand Agarwal and Rajesh Satyanarayan Mittal is clear, marketable and without any encumbrances.

The report reflecting the flow of title of the said owner/promoter with respect to the said Plot is enclosed herewith as annexure.



Date: 10th August 2023

Place - Pune

**Makarand Paradkar
Advocate**

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(Circular no.28/2021)**

Date 10/08/2023

To,
MahaRERA,
Pune

FLOW OF TITLE OF THE SAID LAND

1. 7/12 Extract (Property Card) as on date of application-

- 1) **As per the present 7/12 extract (Property Card) Owners of the land:**
- i) All that portion admeasuring Hectare 1.7156 Are, (17156.0 sq.mt.) assessed at Rs.9.63 paise, bearing Survey No.55A, City Survey No.1835 Part, Hissa No.1A, situate at village Mundhwa of Taluka Pune City, District Pune, situate at village Mundhwa of Taluka Pune City, District Pune, is owned by M/s. **SHUBH HOUSING**, a partnership firm registered under the Indian Partnership Act 1932, having its registered office at Mittal House, M-2/13-14, Nisarg CHSL, Yerawada, Pune 411006 through its partners , i) Rajesh Satyanarayan Mittal ii) Vishal Sumerchand Agarwal iii) Anuj Balkrushna Agarwal iv) Suraj Sumerchand Agarwal v) Sachin Ramkumar Agarwal vi) Sagar Rameshchand Agarwal and vi) Jagmohan Satyanarayan Agarwal.

2. Mutation Entry No:- 1359, 3267, 8057, 8058, 8059, 8060 and 8061

3. Search Report for 30 Years from the year 1st August 1993 to 9th August 2023

I have taken search of the available Index II registers in the office of Sub Registrar of Assurances for the year 1st August 1993 to 9th August 2023 in respect of the Said Plot. The receipt bearing GRN No. MH006469063202324P dated 09/08/2023, for making the search is attached herewith. While taking

**Makarand Paradkar
Advocate**



the search, I have gone through the available index II registers and copies of sale deed, 7/ 12 extracts and mutation entries thereon. However, some of the old registers were in torn condition and some of the registers were sent to the office of the Joint District Registrar for updating/ automation.

Advocate Rahul Tathe have also conducted online Search for the year 2002 till 2023 on 11/05/2023, vide IGR Maharashtra website the receipt bearing GRN No.MH001888165202324P dated 11/05/2023, for making the online search.

4. Any other relevant title - Nil

5. Litigation if any - Nil



Date: 10th August 2023

Place - Pune

**Makarand Paradkar
Advocate**

ANNEXURE I

FLOW OF TITLE

- (a) As is seen from the mutation entry No.1359 dated 28.02.1942, the land bearing Survey No.55A/1 admeasuring "Acre 5.17 Gunthe" situate at village Mundhwa of City of Pune, was owned by Bhagwant Bhairu Lonkar. In the partition taken place in his family, as is witnessed by mutation entry No.2147 dated 02.04.1960, this land came to the exclusive share of Bhagwant Bhairu Lonkar.
- (b) Said Bhagwant Bhairu Lonkar together with his sons, sold a portion admeasuring "Acre 0.06.8 Gunthe to Narayan Raghunath Bhandari by the Sale Deed dated 21.02.1963, as a result whereof, this was bifurcated into two; (i) Survey No.55A/1/1 admeasuring "Acre 5.10.8 Gunthe", and (ii) Survey No.55A/1/2 admeasuring "Acre 0.6.8 Gunthe".
- (c) On conversion of measurement into metric system as per the then Weights and Measures (Enforcement) Act and Indian Coinage Act, the area of the pieces of land bearing Survey No.55A/1/1 admeasuring "Hectare 2.11.56 Are".
- (d) On demise of said Bhagwant Bhairu Lonkar on 05.06.1973, as is seen from mutation entry No.3267 dated 16.10.1973, the land bearing Survey No.55A/1/1 devolved upon his wife Tanubai Bhagwant Lonkar, four sons; (i) Jaysing Bhagwant Lonkar, (ii) Govind Bhagwant Lonkar, (iii) Baba Bhagwant Lonkar and (iv) Balu Bhagwant Lonkar, while his daughters; (i) Hirabai, (ii) Tarabai, (iii) Padmabai and (iv) Gulab released and relinquished their shares, as has been mentioned in mutation entry No.3267 dated 16.10.1973 r/w mutation entry No.3268 dated 20.10.1973 carried to the record of rights thereof.
- (e) The said Plot has also been held by the Competent Authority Pune Urban Agglomeration, Pune, to be within the ceiling area in the proceedings under the Urban Land (Ceiling and Regulation) Act 1976, in the cases No. No.498-LO+ 499-LO +

500-LO + 501-LO+ 502-LO issued by the Dy Collector and Competent Authority, Pune Urban Agglomeration,

- (f) Said (i) Jaysing Bhagwant Lonkar, (ii) Govind Bhagwant Lonkar, (iii) Baba Bhagwant Lonkar and (iv) Balu Bhagwant Lonkar, by various instruments sold all that portion admeasuring 17156.00 sq.mt. out of the land bearing Survey No.55A/1/1 corresponding to City Survey No.1835 situate at Village Mundhwa of City of Pune (described in clause-I above), unto and in favour of M/s. Kumar Company, the then Partnership Firm (*later on converted into a "company", named as Kumar Construction & Properties Private Limited under the concerned provisions of the Companies Act*), by the following instruments:

Instrument	Seller	Portion/ Share	Mutation Entry/ Date
Sale Deed dated 05.12.1996 read with Confirmation Deed dated 26.11.2001 registered with the Office of the Sub-Registrar, Haveli No.3 at serial No.9890 /2001	Jaysing Bhagwantrao Lonkar, Chabutai Jaysing Lonkar, Mohan Jaysing Lonkar, Kalpana Mohan Lonkar, Akshay Mohan Lonkar, Kalyani Mohan Lonkar, Nitin Jaysing Lonkar, Sujata Nitin Lonkar, Prathmesh Nitin Lonkar, Sandip Jaysing Lonkar, Santosh	1/5 th undivided share	No.8057 dt.21.12.2004

**Makarand Paradkar
Advocate**



	Jaising Lonkar		
Sale Deed dated 05.12.1996 read with Confirmation Deed dated 26.11.2001 registered with the Office of the Sub-Registrar, Haveli No.3 at serial No.9892	Babasaheb Bhagwantrao Lonkar, Indumati Babasaheb Lonkar, Vijay Babasaheb Lonkar, Vishal Babasaheb Lonkar, Sarika Babasaheb Lonkar, Surekha Santosh Kalilkar	1/5 th undivided share	No.8059 dt.21.12.2004
Sale Deed dated 05.12.1996 read with Confirmation Deed dated 26.11.2001 registered with the Office of the Sub-Registrar, Haveli No.3 at serial No.10759 /2001	Govind Bhagwantrao Lonkar, Shakuntala Govind Lonkar, Shrikant Govind Lonkar,	1/5 th undivided share	No.8058 dt.21.12.2004
Sale Deed dated 07.10.2003 registered with the Office of the Sub-Registrar, Haveli No.3 at serial No.4273 /2003	Balu Bhagwantrao Lonkar		No.8060
Sale Deed dated 05.12.1996 registered with the Office of the Sub-Registrar, Haveli No.3 at serial No.9894	Smt.Tanubai Bhagwantrao Lonkar		No.8061

- (g) On perusal of the Confirmation Deeds referred to above, it is seen that they themselves convey the subject portions of the said Plot, apart from confirming the sale taken place earlier.
- (h) The name of the said purchaser stands duly entered in the record of rights thereof *vide* mutation entry Nos.8057, 8058, 8059, 8060 and 8061 all dated 21.12.2004 carried to the record of rights thereof.
- (i) During the survey for city under the provisions of the Maharashtra Land Revenue Code 1966 and the Rules framed there under, the land bearing Survey No.55A/1/1 appears to have been converted into City Survey No.1835 of Mundhwa City of Pune. However, the area shown thereof, is 9800.00 sq.mt.
- (j) It is informed that the proceedings for correction of the area in the Property Register Card have been initiated by and on behalf of Kumar Construction & Properties Private Limited and is likely to be completed shortly.
- (k) It is also seen that the name of the said purchaser; M/s.Kumar Company stands entered in the PRC as the holder *vide* mutation entry No.544 dated 18.04.2019 carried *vis a vis* the said Plot (described in clause -1 above). It is also informed that said Kumar Construction & Properties Private Limited has initiated the proceedings for entering its name in the PRC in place of prior name M/s. Kumar Company.
- (l) From the Zone Certificate issued by the Deputy Engineer, Development Plan, Pune Municipal Corporation, Pune, it is seen that the land bearing Survey No.55 is partly in residential zone, partly in agricultural zone and partly reserved for play ground and PMT, while it is also subjected to two 24.00 meter wide Development Plan Roads.
- (m) The said Plot has lastly been demarcated by the City Survey Office *vide* Very Urgent *Mojni* Register No.2139/ 2018 measured on 05/06/2018.
- (n) Said Kumar Construction & Properties Private Limited, by the Agreement to Sell dated 07.03.2022 registered with the Sub-Registrar, Haveli No.11 at serial No.4715 of 2022 agreed to sell the said Plot (described in clause-1 above) unto and in

favour of said Shubh Housing and in compliance thereof executed Sale Deed dated 21.10.2022 registered with the Sub-Registrar Haveli No.11 at Serial No. 22416/2022 on the same day, executed by Kumar Construction & Properties Private Limited (*previously, M/s.Kumar Company*) in favour of M/s.Shubh Housing; a partnership firm. It is informed that the application dated 22/11/2022 to enter the name of the M/s. Shubh Housing to the Property Register Card has been filed and that it is expected to be shortly done.

- (o) Said Shubh Housing is a partnership firm formed under the Indian Partnership Act 1932 by the Partnership Deed dated 29/01/2018, consisting of partners; (i) Rajesh Satyanarayan Mittal, (ii) Vishal Sumerchand Agarwal, (iii) Anuj Balkrushna Agarwal, (iv) Suraj Sumerchand Agarwal, (v) Sachin Ramkumar Agarwal, (vi) Sagar Rameshchand Agarwal, and (vii) Jagmohan Satyanarayan Agarwal.
- (p) No other incident relating to the said Plot is reported to have taken place.

Date: - 10/08/2023

Place: - Pune



Adv. Makarand Paradkar