

JITESH B. GITE

B.Com, LL.B.

(ADVOCATE)



ADVOCATE

Survey No.624, Prasad Bibwe Nagar,

Bibwewadi, Pune – 411037

Mo: 9921030894

LEGAL TITLE REPORT

To,
MAHA RERA
MAHARASHTRA,

SUB: Title clearance certificate with respect to land bearing 1) City Survey No. 1129/5 (Previous Survey No. 93/5), 2) City Survey No. 1129/13 (Previous Survey No. 93/13), 3) City Survey No. 1129/16 (Previous Survey No. 93/16), 4) City Survey No. 1129/18 (Previous Survey No. 93/18A) situated, lying and being at Village Mundhwa, Taluka Pune City, District Pune within the Revenue jurisdiction of Sub Registrar of Assurances of Taluka Haveli, District: Pune and within the administrative limits of Pune Municipal Corporation (hereinafter referred to as "said property").

Sir,

I have investigated the title of the said Property as per the instructions of my client **S2S BUILD CITY LLP** (a Limited Liability Partnership Registered under the provisions of LLP Act, 2008) represented by it's designated Partner Mr. Rajan Satish Gupta, having it's office at: T-4, T-5 Metropole Building, Next to Inox Theatre, Bund Garden Road, Pune – 411001, and on the perusal of following documents:-

DESCRIPTION OF THE PROPERTY:

SCHEDULE I (Entire Land)

- a. All that piece and parcel of land bearing City Survey No. 1129/5 (Previous Survey No. 93/5) totally admeasuring Hectares 00 = 15 Ares out of which an area admeasuring Hectares 00 = 02.25 Ares, and bounded as under:-

On or towards East:

Survey No. 93/13



On or towards South: Survey No. 93/6
On or towards West: Survey No. 93/2
On or towards South: Survey No. 93/3, S. No. 93/4

- b. All that piece and parcel of land bearing City Survey No. 1129/13 (Previous Survey No. 93/13) totally admeasuring Hectares 01 = 02 Ares out of which an area admeasuring Hectares 00 = 50.24 Ares area, and bounded as under:-

On or towards East: Survey No. 93/16
On or towards South: MundhwaGavthan Road
On or towards West: S. No. 93/5, S. No. 93/6, S. No. 93/7,
S. No. 93/8, S. No. 93/10, S. No. 93/11, S. No. 93/12
On or towards North: Survey No. 93/14

- c. All that piece and parcel of land bearing City Survey No. 1129/16 (Previous Survey No. 93/16) totally admeasuring Hectares 00 = 80 Ares out of which an area admeasuring Hectares 00 = 29.52 Ares, and bounded as under:-

On or towards East: Survey No. 93/17
On or towards South: MundhwaGavthan Road
On or towards West: Survey No. 93/13
On or towards North: Survey No. 93/15

- d. All that piece and parcel of land bearing City Survey No. 1129/18 (Previous Survey No. 93/18A) totally admeasuring Hectares 00 = 77 Ares, and bounded as under:-

On or towards East : Survey No. 22A, S. No. 93/19,
On or towards South: MundhwaGavthan Road & S. No. 93/19, S. No. 93/20 & 93/21
On or towards West: Survey No. 93/17
On or towards North: Survey No. 93/17, 93/23

Hereinafter, the properties mentioned at Serial Nos. (a) to (d) above are collectively referred to as "**the Captioned Property**"

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Documents perused:

Sr No	Particular of the document (Xerox)
1	Record of Rights:- Form No. VII, VII A and XII (7/12 Extracts & City Survey Property Cards) of the Scheduled property for the period of 1930 to 2020
2	Record of Rights-Village Form No. VI of the Scheduled Property S. No. 93/5 Mutation Entries No. 357, 2319, 2725, 3083, 3209, 4415, 11221, 12446, 12466
3	Record of Rights-Village Form No. VI of the Scheduled property S. No. 93/13 Mutation Entries No. 357, 1861, 2725, 3083, 3209, 4415, 11221, 12446, 12466.
4	Record of Rights-Village Form No. VI of the Scheduled property S. No. 93/16 Mutation Entries No. 357, 1681, 2725, 3083, 3209, 10892, 11221, 12446, 12466.
5	Record of Rights-Village Form No. VI of the Scheduled property S. No. 93/18A Mutation Entries No. 357, 2319, 2725, 3083, 4415, 12446 & 12466.
	TITLE DOCUMENTS/LIST
	S. No. 93/5, S. No. 93/13, S. No. 93/16 and S. No. 93/18A
1	Release Deed Dated 08/11/2005, registered vide serial no. 3748/2005.
2	Irrevocable Power of Attorney Dated 04/08/2010, registered vide serial No. 7181/2010.
3	Sale Deed Dated 03/11/2010, registered vide serial no. 10004/2010.
4	Development Agreement Dated 31 st March, 2021 registered vide serial no. 7957/2021
5	Irrecoverable Power of Attorney Dated 31 st March, 2021 registered vide serial no. 7958/2021 in the office of Sub registrar, Haveli No. 23-Pune

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6	Agreement Dated 31 st March, 2021 registered vide serial no. 7909/2021 in the office of Sub Registrar Haveli No. 23-Pune
	OTHER DOCUMENTS
1.	Phalani Bara Uttara of S. No. 93
2.	Copy of Complaint of Regular Civil Suit No. 1031/2011
3.	Copy of Judgment order passed in Regular Civil Suit No. 1031/2011 Dated 31/12/2018
4.	Copy of Regular Civil Appeal No. 109/2019 & Interim Relief Application
5.	Copy of order passed in Miscellaneous Civil Appeal No. 180/2014 dated 04/08/2016.

On perusal of previous Title and Search Report , I am of the opinion that the title of S2S BUILD CITY LLP (a Limited Liability Partnership Registered under the provisions of LLP Act, 2008) represented by it's designated Partner Mr. Rajan Satish Gupta is clean ,marketable and without any encumbrances.

The report reflecting the flow of the title of the S2S BUILD CITY LLP on the said land is enclosed herewith as annexure "A"

The details of encumbrances are enclosed herewith as Annexure "B"

Encl: Annexure

Date: 20.07.2021

ADV. JITESH B. GITE
(ADVOCATE)



ANNEXURE "A"

Date: 20.07.2021

A. DESCRIPTION OF THE PROPERTY:

1) City Survey No. 1129/5 (Previous Survey No. 93/5), 2) City Survey No. 1129/13 (Previous Survey No. 93/13), 3) City Survey No. 1129/16 (Previous Survey No. 93/16), 4) City Survey No. 1129/18 (Previous Survey No. 93/18A) situated, lying and being at Village Mundhwa, Taluka Pune City, District Pune.

B. FLOW OF TITLE OF THE SAID LAND :

1. Mutation Entry No. 1680:- Shri. Ganpat Raghuji Kachare expired on 20/09/1948 leaving behind his three sons namely:- a). Laxman Ganpat Kachare, b). Vishnu Ganpat Kachare and c). Ramchandra Ganpat Kachare as his legal heirs, accordingly legal heirs name were mutated on 7/12 extract of the said property.
2. Mutation Entry No. 1681:- The said properties were owned by one Late Ganpat Raghuji Kachare, he executed a Will of all properties on 01/11/1946, as per the will executed all the properties situated at Mundhwa was bequeath to his elder son i.e. Laxman Ganpat Kachare vide Mamledar Pune City Order No. WSI/1991/50/16/11/1950 and Mrs. Saraswati Mhaskuji Pandhre is entitled for each year Rs. 10/- as maintenance right. The said

transaction was mutated in the 7/12 extract of the said property vide mutation entry no. 1681 dated 20/11/1950.

3. Mutation Entry No. 1859:- by virtue of order passed by Hon'ble District Collector, Pune vide order no. W.S.I./2649/53 passed on 08/06/1953 as well as order passed by Mamledhar, Pune City vide order no. W.S.I./1689/53 passed on 25/06/1953 applied Ka.Ja. Pa. as per that survey No. 93/18 area was modified previously the total area was 01 Acre 37 Ares assessed at Rs. 2 Paise 14 and after the said order passed it was changed to 01 Acre 36 Ares assessed at Rs. 02 ps 13.
4. Mutation Entry No. 2319:-on 26/06/1961 on account of outstanding Sales Tax of Rs. 1300/- unpaid by Late Laxman Ganpat Kachare Hon'ble Mamlatdar, Pune City vide order no. FWS/808/ dated 20/04/1946 passed an order to record outstanding Sales Tax Amount of Rs. 1,300/- in other rights column of 7/12 extract of the said properties. Accordingly outstanding Sales Tax Amount of Rs. 1,300/- was recorded as encumbrance in other right column of 7/12 extract of the said properties.
5. Mutation Entry No. 2527:- Mr. Vishnu Ganpat Kachare Son of Late Ganpat Raghuji Kachare filed an special civil suit in Pune vide no. 62/1957 of Partition against Ramchandra Ganpat Kachare, Laxman Ganpat Kachare, Maruti Savalaram Shevkar and Labhsingh and the said court passed judgment on 16/02/1965 and relying upon the report submitted by Commissioner Dated 29/04/1964, the said properties came to the share of one Mr. Laxman Ganpat Kachare, as per the order passed by Hon'ble civil court, Pune the said effect was given in revenue records of the said property vide mutation entry no. 2527 Dated 11/04/1966.
6. Mutation Entry No. 3083:- Dated 30/01/1971, it appears that the provisions of the Maharashtra State Weights and Measurements



(Enforcement) Act, 1958 and the Indian Coinage Act, 1955 are implemented for lands at village: Mundhwa Pursuant thereto, the area of the said land was converted from Acre and Gunthas to Hectare and Ares.

7. Mutation Entry No. 4415:- Shri Laxman Ganpat Kachare expired on 20/04/1990 leaving behind three sons:- a). Vasant Laxman Kachare, b). Ramesh Laxman Kachare and c). Vinod Laxman Kachare, four daughters:- a). Mrs. Ratnaprabha Raghunath Navale, b). Mrs. Kusum Bhagwan Baravkar, c). Mrs. Suvarna Bhagwan Shewate and d). Shobha Prabhakar Mehtre, the legal heirs name were recorded in revenue records of the said properties and the effect of the same is given by mutation entry no. 4415.
8. Daughters of Late Laxman Ganpat Kachare i.e. a). Ratnaprabha Raghunath Navale, b). Kusum Bhagwan Baravkar, c). Shobha Prabhakar Mehtre released/relinquished their rights vide Deed of Release executed in favor of their real brother i.e. a). Vasant Laxman Kachare, b). Ramesh Laxman Kachare and c). Vinod Laxman Kachare on 08/11/2005 which is duly registered in the office of Sub- Registrar Haveli No. 19 vide serial no. 3748/2005, the said release deed was effect in the revenue record of 7/12 extract of the said properties vide mutation entry no. 10892
9. Thereafter, on 03/11/2010 sons of Late Laxman Ganpat Kachare:- a). Vasant Laxman Kachare, b). Vinod Laxman Kachare and c). Ramesh Laxman Kachare along with their legal heirs sold (undivided Share) 100 Ares via sale deed dated 03/11/2010 which is duly registered in the office of Sub Registrar Haveli No. 18 vide serial no. 10004/2010 to i). Ajitsingh Rajpal, ii). Ravindrakaur and iii). Amitsingh Rajpal in three sort of the properties i.e. S. No. 93/5, S. NO. 93/13 and S. No. 93/16 as follows:-

Sr No	Survey No.	Total Area	Sold Area to Rajpal
1	S. No. 93/5	00 H 15 Ares	00 H 12.75



			Ares
2.	S. No. 93/13	01 H 02 Ares	00 H 52.76 Ares
3.	S. No. 93/16	00 H 64 Ares	00 H 34.48 Ares

The said sale deed was recorded in the revenue rights of the 7/12 extract of the said properties vide mutation entry No. 11221.

10. Mutation Entry No. 12446:- As there is encumbrances of Sales Tax outstanding Amount of Rs. 1,300 which is hereby muted on the 7/12 extract of the said properties vide mutation entry no. 2319 as well as Sales Tax Outstanding amount of Rs. 18,806/- which is hereby muted on the 7/12 extract of the said properties vide mutation entry no. 2838, As Mr. Ramesh Laxman Kachare has made compliance by paying both outstanding sales tax amount in State Bank of India, Treasure Branch, Pune on 06/08/2011 vide challan no. 584 as well as by virtue of order passed by Deputy Commissioner Sales Tax (ADM-61), Pune BST-E- 601 dated 01/08/2011, the said order and compliance are recorded in the 7/12 extract of the said properties vide mutation entry no. 12446.

11. Mutation Entry No. 12466:-Mrs. Suvarna Bhagwan Shewate file an suit for partition against a). Ramesh Laxman Kachare, b). Vasant Laxman Kachare, c). Vinod Laxman Kachare, d). Kusum Bhagwan Barawakar, e). Ratnaprabha Raghunath Navale, f). Shobha Prabhakar Mhetre, g). Ajitsingh Maliksingh Rajpal, h). Ravindrakaur Ajitsingh Rajpal and i). Amitsingh Ajitsingh Rajpal, Before Pune Civil court vide Special Civil Suit no. 1031/2011 in the said suit court allowed Injunction application filed below exhibit-5, hence the said order of injunction is recorded in the 7/12 extract of the said properties in other right column.



12. Mutation Entry No. 13557:- According to E Ferfar edit module all the manual 7/12 extract were converted to online system as per the circular bearing no. Ra. Bu.A./Pr.Kra.180/L-1 dated 07/05/2016, Hon'ble Tahsildhar, Pune city passed on order to rectify the area of S. No. 93/5, S. No. 93/13 and S. No. 93/16. (the said Mutation seems to be incomplete).

13. Mutation Entry No. 13915:- As per the order passed by City Survey Officer No. 2-Pune vide Outward No. 655 Kr. Na. Bhu./Duheri Nond Band/Mundhwa/2018 dated 17/05/2018 as well as the Tahsildhar, Pune City letter No. Hakka Nondani/Kavi/539/18 dated 17/05/2018, as per the order and letter Lands which falls under Municipal Corporation and comes under Non Agriculture zone such lands 7/12 record are been closed, by virtue of this order S. No. 93/5, S. No. 93/13 and S. No. 93/16 7/12 record was closed and City Survey Nos. were given.

14. Further on 31st March, 2021, Mrs. SuvarnaBhagwanShewate with consenting party named as Mr. NileshBhagwanShevate and Mrs. NilimaVitthalkedari executed Development Agreement & Irrevocable Power of Attorney in favor of S2S Buildcity LLP through its Designated Partner Mr. Rajan Satish Gupta vide serial no. 7957/2021 & Serial no. 7958/2021 duly registered in the office of Sub Registrar Haveli No. 23-Pune. Following are detail explanation about development right entrusted 1/7th Undivided share by Mrs. Shewate in favor of S2S Buildcity LLP for the said properties, which is explained in detailed as follows:-

Sr No	Survey No.	CTS No	Total Area as per 7/12 extract in Sq. Mtrs	1/7 th Undivided share in sq. Mtrs of the said Lands
1	93/5	1129/5	1500 Sq. Mtrs	214.286 Sq. Mtrs
2	93/13	1129/13	10200 Sq. Mtrs	1457.143 Sq. Mtrs
3	93/16	1129/16	6400 Sq. Mtrs	914.256 Sq. Mtrs



4	93/18A	1129/18	7700 Sq. Mtrs	1100 Mtrs
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15. Further on 31st March, 2021, Mr. VasantLaxmanKachare, Mr. Ramesh LaxmanKachare, Mr. Vinod LaxmanKachare and Mr. VasantLaxmanKachare along with their legal heirs executed Agreement and Irrevocable Power of Attorney in favour of S2S Buildcity LLP through its Designated Partner Mr. Rajan Satish Gupta vide serial no. 7909/2021 and Serial no. 7912/2021. Following are detail explanation about development right entrusted undivided share by Mr. VasantLaxmanKachare and others in favor of S2S Buildcity LLP for the said properties, which is explained in detailed as follows:-

Sr No	Survey No.	CTS No	Total Area as per 7/12 extract	Undivided share of Kachare family
1	93/5	1129/5	00 H 15 Ares	00 H 02.25 Ares
2	93/13	1129/13	01 H 02 Ares	00 H 49.24 Ares
3	93/16	1129/16	00 H 64 Ares	00 H 29.52 Ares
4	93/18A	1129/18	00 H 77 Ares	00 77 Ares

INDEX II SEARCH:-

- I have carried out search and inspection of Index II registers kept in the concerned Sub Registrar Offices and on web portal of IGR Maharashtra for last 30 Years, by paying requisite search fee vide GRN No. MH003741960202122E dated 16/07/2021. I have not come across any adverse entry evidencing to create any doubt with respect to the title of the Captioned Property, except the entries narrated above during my search, I have found following transactions:-
- Further various entries were seen pertaining S. No. 93 as small portion of land were entrusted out of the said survey no.

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to various developers and purchaser and reverse transaction were also taken place.

- Further to mention that some of Index II register and some pages of the registers were torn, half torn, illegible and not available. The search is restricted to the documents available.
- It is pertinent to note that, since November 2005 the Inspector General of Registrar (IGR) has granted permission to register any instrument/document/indenture of any area in any of office of Sub Registrar of Assurances situated within the limits of Haveli N. 1 to 28. Therefore the search has its own limitation as particularly, it is not possible to carry out the search in all the offices of the Sub Registrar Haveli and expect the Joint District Registrar Office, Pune.

JITESH B. GITE
(ADVOCATE)

Annexure "B"

Date:20.07.2021

Details of Encumbrances:

I have conducted online search of the cases/suits/proceedings pending before any court. Thereby it has come to my search that following matter is pending which are narrated as under:-

Sr No	Case No	Parties Name	Next Date	Status
1	Regular Civil Appeal No. 109/2019	Suvarna Bhagwan Shewate versus Vinod Laxman Kachare and others	20.04.2021	Other side to say on the application given by appellant for deletion names of Vinod Laxman Kachare & 5 Others as the dispute between Suvarna Bhagwan Shewate and Vasant Laxman Kachare & others-5 i.e. Respondent no. 1 to 6 is settled as per above mentioned Development Agreement.

Hence the above are the encumbrance's details on the said land.


JITESH B. GITE
(ADVOCATE)

