

SUDHAKAR KALE & ASSOCIATES

SINCE - 1979

ADVOCATES & SOLICITORS

SUDHAKAR S. KALE

B.A. (Hons.), LL.B, LL.M.,
Advocate

ADV. PRIYANKA KALE

B.S.L., LL.B, LL.M (London),
Solicitor (England & Wales),
Advocate Bombay High Court.

"Ahinsa Apartments" 768/18, P.Y.C. Ground, Near BalbhimMandir, Deccan,
Gymkhana, Pune - 411 004. ☎ : (020) 25660220/21

Date : 24/08/2022

To,

Maharashtra Real Estate Regulatory Authority

Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Subject :- Title Clearance certificate with respect area admeasuring 3333.78 Sq.mtrs. (after deducting area admeasuring 286.22 sq.mtrs. being under reservation) out of Survey No. 1/3/3 admeasuring 3620 Sq.mtrs. Village Wakad, Taluka Mulshi, Dist. Pune & within the limits of Pimpri Chinchwad Municipal Corporation. (hereinafter referred as the "**Said Plot**").

1/- I / We have investigated title of the Said Plot on request of Rohan Builders & Developers Private Ltd., a registered Private Limited Company, through its Director Shri. Sanjay Khushalchand Lunkad, being Developer/Promoter and following documents i.e.

- 1) Description of Said Plot/Property :- area admeasuring 3333.78 Sq.mtrs. out of Survey No. 1/3/3 admeasuring 3620 Sq.mtrs. Village Wakad, Taluka Mulshi, Dist. Pune & within the limits of Pimpri Chinchwad Municipal Corporation.
- 2) The documents of allotment of plot :- Said Plot is inherited property of Shri. Kashipatil Rambhau Kalate and as per registered Joint Development Agreement & Power of Attorney both dated 16/04/2010.
- 3) 7/12 extract & Mutation Entry :- 7/12 extracts of Survey No.1/3/3 are available from 1953-54 to 2021-22 and copies of Mutation Entry Nos. 780, 1055, 1408, 1525, 1557, 1865, 2087, 2011, 2116, 2132, 2136, 2264, 2615, 3116, 15329 & 16258.
- 4) Search for 30 years from 1993 till 16/06/2022:- The search for 30 years.

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the Said Plot, I/we, am/are opinion that, the title of the following owner and rights of the Developer/Promoter is clear marketable and without any encumbrance.

Owners of the Plot :- Shri. Kashipatil Rambhau Kalate for Survey Nos. 1/3/3 Village Wakad.

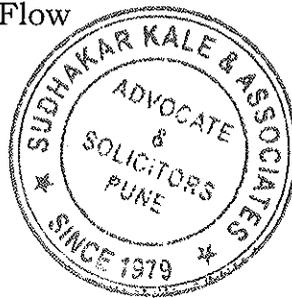
Developer /Promoter :- Rohan Builders & Developers Private Ltd., registered Private Limited Company

3/- The Report reflecting the Flow of the Title of the Land Owner & rights of the Developer/Promoter of the Said Plot.

Enclosure : Annexure-1-Title Flow

Place : Pune,

Date : 24/08/2022,



Adv. Sudhakar S. Kale

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

Survey No.1/3/3 Village Wakad

- 1) 7/12 extract as on the date of application for registration.
- 2) Mutation Entry No. 780, 1055, 1408, 1525, 1557, 1865, 2087, 2011, 2116, 2132, 2136, 2264, 2615, 3116, 15329 & 16258.
- 3) Search for 30 years from 1993 till 16/06/2022 taken from Sub-Registrar office at : Search in Sub-Registrar Offices Mulshi, Haveli No. 1 to 28 & www.gov.igrmaharashtra.in by Adv. Sadhana Mhasawade.
- 4) Any other relevant title :- Joint Development Agreement dated 16/04/2010 registered in the office of Sub-Registrar Haveli No.5 at Serial No. 4026 on 17/04/2010 & Confirmation Deed dated 16/04/2010 registered in the office of Sub-Registrar Haveli No.5 at Serial No. 4028 on 17/04/2010.
- 5) Litigation :- R.C.S.1070 of 2010 filed by Suresh Eknath Kalate & Khandu Eknath Kalate against District Collector Pune, Spl. Land Acquisition Officer, Special Unit-2, Pimpri Chinchwad Municipal Corporation & Other 18, for declaration & permanent injunction, confirmation of shares, demarcation of boundaries and removal of encroachment and mandatory injunction. Subject Property of the suit is Survey No.1 & parts thereof being Survey No.1/1, Survey No.1/2A, Survey No.1/2B, Survey No.1/3/1, Survey No.1/3/2, Survey No.1/3/3, Survey No.1/3/4 & Survey No.1/4 Village Wakad. The Plaintiffs claimed that, owner of the Survey No.1/1 has made encroachment in Survey No.1/2A property owned by the Plaintiffs. The Plaintiff's Application for ad-interim injunction at Exh.113 & 145 rejected by Trial Court by passing order dated 22/10/2019 and against the Plaintiffs filed Miscellaneous Appeal No.426 of 2019 before District & Session Court and same is also rejected on 31/01/2021. The aforesaid litigation is not affecting the title of the property Survey No.1/3/3 Village Wakad, since dispute is between owners of Survey No.1/1 & Survey No.1/2A Village Wakad.



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ANNEXURE-1

TITLE FLOW

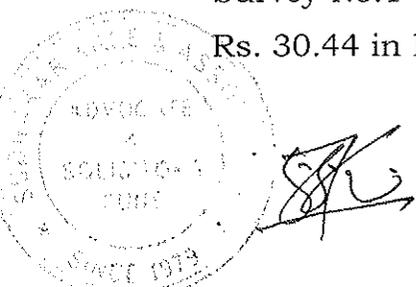
1. As per 7/12 extract Survey No.1 admeasuring 13 Acre 39 Gunthe Village Wakad shown on the name of Digambar Govind Dev for 05 Aane 04 Pai, Dattatray Vinayak Dev for 05 Aane 04 Pai and Bhagirathibai w/o. Kashinath Dev for 05 Aane 04 Pai and subsequently mutation entry no.532 Village Wakad certified on 21/03/1935 shows that, Dattatray Vinayak Dev expired on 26/08/1933 leaving behind two minor sons Gajanan & Hrishikesh and accordingly their names through grandmother Janakibai W/o. Vinayak Dev were mutated for the properties shown in the mutation entry including Survey No.1 Village Wakad by deleting the name of the deceased for his share. Further subsequent mutation entry no. 780 Village Wakad certified in the year 1940 shows that, Bhagirathibai W/o. Kashinath Dev expired on 01/11/1938 leaving behind two married daughters Annapurnabai W/o. Gopal Kulkarni and Janakibai W/o. Sitaram Khole and accordingly their names each for 02 Aane 08 Pai were mutated for the properties shown in the mutation entry including Survey No.1 Village Wakad by deleting the name of the deceased for her share of 5 Aane 04 Pai.
2. Mutation Entry No. 1055 Village Wakad certified on 18/07/1951 shows that, Shri. Pandharinath Dada Kalate, Rambhau Dada Kalate, Bhiva Vithu Kalate and Dhondibhau Mahadu Kalate were protected tenant of Annapurnabai W/o. Gopal Kulkarni, Janakibai W/o. Sitaram Khole, Digambar Govind Dev, Gajanan Dattatray Dev and Hrishikesh Dattatray Dev for Survey No.1 and Survey No.166 Village Wakad.
3. Mutation Entry No. 1408 Village Wakad certified on 23/05/1957 shows that, in pursuance of The Bombay Personal Inam Abolition Act 1952 and order dated 31/12/1953 passed by Tahsildar Mulshi vide order no.WTN/WS/30/53, the properties shown in the mutation entry including Survey No.1 deleted from Inam.
4. Mutation Entry No. 1525 Village Wakad certified on 03/06/1959 shows that, Uday Digambar Dev through legal guardian Digambar Govind Dev got partitioned from Sushilabai Dev and Arun Digambar Dev through



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father Digambar Dev and accordingly name of Uday Digambar Dev was mutated for 02 Aane 08 Pai and name of Digambar Govind Dev shown for 02 Aane 08 Pai share.

5. Mutation Entry No. 1557 Village Wakad certified on 12/01/1980 shows that, Janakibai W/o. Sitaram Khole expired on 12/07/1959 leaving behind son Moreshwar Sitaram Khole and three daughters Anandibai W/o. Kashinath Deshpande, Indirabai W/o. Purushottam Lonkar and Sindhubai W/o. Chintaman Kulkarni as her legal heirs and accordingly for Survey No.1 and others survey numbers shown in mutation entry, names of the aforesaid heirs were recorded by deleting the name of the deceased for 02 Aane 08 Pai.
6. Mutation Entry No.1865 and 2087 of Village Wakad certified on 18/11/1966 shows that, in pursuance of order dated 01/06/1966 u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 in Tenancy Case No. Tenancy/252+253+254 & 255, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli, the purchase price was fixed and same was paid by the tenants and accordingly the names of the tenants Shri. Dhondiba Mahadu Kalate for 04 Aana Share, Sitaram Bhika Kalate for 02 Aana Share, Eknath Bhika Kalate for 02 Aana Share, Pandharinath Dada Kalate for 04 Aana Share and Rambhau Dada Kalate for 04 Aana Share are recorded in revenue record for Survey No.1 Village Wakad under owner and possessor column and names of owners in other right column were deleted and remark on new tenure u/s.43 is stated.
7. Mutation Entry No. 2011 of Village Wakad certified in the year 1970 shows that, in pursuance of implementation of The Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record (Dashman), area and Aakar of all lands in Village was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry, Survey No.1 admeasuring area about 13 Acres 39 Guntha assessment 30 rupees 07 aanas, Village Wakad converted as Survey No.1 admeasuring area about 05 Hectare 66 Ares assessment of Rs. 30.44 in Revenue Record.



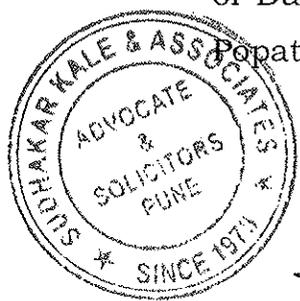
8. Mutation Entry No. 2116 of Village Wakad certified on 04/09/1973 shows that, Shri. Pandharinath Dada Kalate expired on 03/03/1973 leaving behind wife Sitabai, son Bhausahab and two married daughters Dhondabai Maruti Kaspate and Sonabai Tukaram Sakhare as his legal heirs and accordingly name of the son was recorded in revenue record under owner and possessor column for share of the deceased by deleting name of the deceased and name of the other heirs were recorded in other right column for the properties shown in mutation entry, including Survey No.1 Village Wakad.
9. Mutation Entry No. 2132 of Village Wakad certified in the year 1974 shows that, Shri. Sitabai Pandharinath Kalate expired on 28/10/1973 leaving behind son Bhausahab and two married daughters Dhondabai Maruti Kaspate and Sonabai Tukaram Sakhare as his legal heirs, whose names were already recorded on revenue record as per mutation entry no.2116 and hence name of the deceased was deleted in other right column for the properties shown in mutation entry, including Survey No.1 Village Wakad.
10. Mutation Entry No. 2136 of Village Wakad certified on 21/04/1974 shows that, Shri. Rambhau Dada Kalate expired on 01/04/1966 leaving behind wife Geetabai, seven sons Bajirao, Anna, Balu, Pratap, Popat, Kashipatil and Pramod and three daughters Khishabai Sitaram Kaspate, Jhulabai Mahadev Nimhan and Manabai Ramchandra Wadghare as his legal heirs and accordingly name of the Bajirao Rambhau Kalate as a karta of H.U.F. of the deceased was recorded in revenue record for share of the deceased by deleting name of the deceased for the properties shown in mutation entry, including Survey No.1 Village Wakad.
11. Mutation Entry No. 2264 of Village Wakad certified on 05/01/1978 shows that, on application from the owners u/s 85 of the Maharashtra Land Revenue Code 1966 to Tahsildar Mulshi for partition the properties Survey No.1, 164, 165 & 166 Village Wakad between the co-owners of the same, which application was numbered as partition Case No.THG/Watap/1/77 and after hearing the Tahsildar Mulshi passed order dated 20/10/1977 allowing the application and accordingly as



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shown in mutation entry the Survey No.1 is subdivided in four five parts, Survey No.1/1 admeasuring 03 Acre 19 Gunthe 12 Aane, assessment 07 Rupees 61 Paise shown in the name of Sampat Bhausahab Kalate, Survey No.1/2A admeasuring 01 Acre 29 Gunthe 12 Aane, assessment 03 Rupees 81 Paise shown in the name of Eknath Bhika Kalate, Survey No.1/2B admeasuring 01 Acre 29 Gunthe 12 Aane, assessment 03 Rupees 80 Paise shown in the name of Sitaram Bhika Kalate, Survey No.1/3 admeasuring 03 Acre 19 Gunthe 12 Aane, assessment 07 Rupees 61 Paise shown in the name of Bajirao Rambhau Kalate H.U.F. and Survey No.1/4 admeasuring 03 Acre 19 Gunthe 12 Aane, assessment 07 Rupees 61 Paise shown in the name of Dhondiba Mahadu Kalate.

12. Mutation Entry No. 2615 of Village Wakad certified on 10/09/1983 shows that, same is mutated as per order dated 07/12/1982 passed u/s.85 of Maharashtra Land Revenue Code 1966 by Tahsildar Mulshi in partition case no.59/82 and in pursuance of that Survey No.1/4 admeasuring 01 Hectare 38 Ares being cultivable land, Asscssment Rs.07.61 mutated in the name of Haribhau Mahadu Kalate.
13. Mutation Entry No. 3116 of Village Wakad certified on 23/10/1986 shows that, on application from Bajirao Rambhau Kalate u/s 85 of the Maharashtra Land Revenue Code 1966 to Tahsildar Mulshi for partition the properties shown in his name being Survey No.1/3 and 165/2 Village Wakad between heirs of the late Rambhau Dada Kalate and which application numbers as Case No. THG/SR/29/86 and Tahsildar Mulshi passed partition order dated 19/09/1986 and as per partition Survey No.1/3 admeasuring 03 Acre 19 Gunthe 12 Aane, i.e.01 Hectare 41.40 Ares assessment 07 Rupees 61 Paise is subdivided in 4 pot hissas as Survey No.1/3/1 admeasuring 00 Hectare 35.30 Ares Assessment Rs.01.90, heirs of deceased Balu Rambhau Kalate i.e. four sons Sanjay, Raju, Dattatray and Santosh and daughter Miss Bebi, Survey No.1/3/2 admeasuring 00 Hectare 34.70 Ares Assessment Rs.01.90, in the name of Daulat Popat Kalate since minor through mother and father Kusum Popat Kalate and Popat Rambhau Kalate, Survey No.1/3/3 admeasuring



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00 Hectare 36.20 Ares Assessment Rs.01.90, in the name of Shri. Kashipatil Rambhau Kalate and Survey No.1/3/4 admeasuring 00 Hectare 35.20 Ares Assessment Rs.01.90, in the name of Shri. Pramod Rambhau Kalate.

14. Mutation Entry No. 15329 of Village Wakad certified on 13/10/2016 shows that, same is mutated in the pursuance of Government Notification No. RA.BHU.A./SR/180/L-1, dated 07/05/2016 read with the order of the Tahasildar Mulshi dated 13/10/2016 that, under the e-Ferfar for revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights. Further by using edit module, exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Survey No.1/3/3. As per digital 7/12 extract in other right column Mutation Entry No.3473 was shown and which is corrected as per hand written 7/12 extract, New Tenure 3473 and being deleted the portion (13570) & (Rs.6000/- dated 31.10.87 13570) (Wakad Vikas Karyakari Sahakari Society Ekrar 13570).
15. Mutation Entry No. 16258 of Village Wakad certified on 24/10/2018 shows that, same is mutated in the pursuance of Kashipatil Rambhau Kalate paid 40 times of revenue assessment, Tahasildar Mulshi issued Order No. Tenancy/43/SR/197/2018 dated 13/08/2018 and in other right column remark "New Tenure" by deleting "restrictions as per Sec.43 of Tenancy Act".
16. Present transaction for development :- Mr. Kashipatil Rambhau Kalate being Land Owner of property Survey No.1/3/3 admeasuring 3620 Sq.mtrs. and M/S Kalcon Infrastructure partner Mr. Rahul Tanaji Kalate being Land Owner of property Survey No.1/3/4 admeasuring 3520 Sq.mtrs. by executing Joint Development Agreement & Power of Attorney both dated 16/04/2010 and respectively registered in the office of Sub - Registrar Haveli No.5 at Serial No.4026 & 4027 on 17/04/2010 entrusted the development of the aforesaid properties in favour of Rohan Builders & Developers Private Limited. Sou. Smita Kashipatil Kalate, Mr.



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Dhananjay Kashipatil Kalate, Sou. Dipti Dhananjay Kalate, Sou. Kanchan Rupesh Kumbre being family members of Mr. Kashipatil Rambhau Kalate being coparceners of HUF of Kashipatil Rambhau Kalate by executing Consent Deed dated 16/04/2010 which is registered in the office of Sub-Registrar Haveli No.5 in Book No.1 at Serial No. 4028 on 17/04/2010, the transaction as per Joint Development Agreement dated 16/04/2010 as stated in Para No.1 hereinabove written for the Survey No.1/3/3 Village Wakad and confirmed, accepted aforesaid Joint Development transaction entered Kashipatil Rambhau Kalate for himself and for the benefit of coparceners of the HUF and immovable & movable properties of HUF. Thus Rohan Builders & Developers Private Limited entitle develop the property and deal with the constructed tenements etc. and after completion of project on Survey No.1/3/3 transfer land with building in favour of co-operative housing society of tenement holders in the building thereon.

NOTE :- It has to be noted, the Survey No.1/3/4 admeasuring 3520 Sq.mtrs. Village Wakad owned by M/S Kalcon Infrastructure partner Mr. Rahul Tanaji Kalate is not subject, of the project for registration under MAHA-RERA.



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