

FORMAT -A
(Circular No – 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

SUBJECT – Title Clearance Certificate with respect of a separated area, Admeasuring 00 Hectare, 40 Ares, from and out of the entire Landed property, bearing Survey No.67, Hissa No. 1B/5, total area admeasuring 02 Hectares, 28.50 Ares, assessed at Rs.01.83, lying, being and situated at Village-Dhanori, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrars, Haveli, (Pune). (hereinafter referred to as “the said land”)

I have investigated the title of the said plot on the request of SKYRISE VENTURES, LLP, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at - Anurag Complex, Shop No.8, Survey no. 111, Vishrantwadi, Pune- 411015, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal. (hereinafter referred to as “the said Owner”), to the above captioned land and its beneficial title to the same. I have investigated the following documents i.e.-

1) **DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of separated landed property, an area admeasuring 00 Hectare, 40 Ares, from and out of the above said entire Landed Property, bearing Survey No.67, Hissa No. 1B/5, totally admeasuring 02 Hectares, 28.50 Ares, assessed at Rs.01.83, lying, being and situated at Village-Dhanori, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrars, Haveli, (Pune), and the said area, admeasuring 00 Hectares, 40 Ares, is bounded as follows:-.

On or towards the East : By 12 Mtrs. D.P. Road,

On or towards the South : By remaining area from and out of the said property and the property of Shri. Gupta,



On or towards the West : By part of an area, from and out of the land, Survey No.67/1B/5, owned by Shri. Harnid Pathan and others,

On or towards the North : By part of an area, from and out of the said land, owned by Shri. Dagadu Tingare, M. Narayan and others,

Together with all easementary rights, title and interest attached thereto.

2) THE DOCUMENTS OF THE LAND

1. 7/12 Survey no. 67/1B/5.
2. That the Mutation Entry No. 5656 duly certified indicates the Legal Heirs.
3. That the Mutation Entry No.9740 duly certified indicates that by virtue of a Sale Deed, dated – 23/11/1997, registered in the office of Sub Registrar Haveli No.8, at Serial No. 7730/1997.
4. Release Deed, dated – 13/01/2000, registered in the office of Sub Registrar Haveli No.8, at Serial No.204/2000.
5. Will, dated -22.12.2000.
6. That the Pune Municipal Corporation, Pune, vide its letter, Ref. No. 1941, dated- 07/10/2004, issued Regularisation Certificate, under Gunthewari Act, in respect of the said property.
7. That the mutation entry no. 15632.
8. Appeal before Sub Divisional Officer, Pune, under RTSA no.299/2010, with order dated 20/12/2012.
9. Civil Suit in the Court of Civil Judge Sr.Division, Pune, which was numbered as Spl.C.S No. 2240/2010, which was disposed off on 16/03/2012.
10. Regular Civil Suit numbered 1399/2011, filed on 18/10/2011, which was disposed off, on 09.10.2019.
11. That one Zone Certificate, bearing No. DPO, dated- 30/04/2021.



12. That the Mutation Entry No. 24954 duly certified indicates that by virtue of a Sale Deed, dated 23/06/2021, registered in the office of Sub Registrar Haveli No.13, at Serial No. 7581/2021.

13. Search and Title Report dated- 12/08/2021 of Adv Dadasaheb Nanekar for the past Thirty years i.e 1991 to 2021.

On the perusal of the above mentioned documents and all other relevant documents / information pertaining to the title of the above captioned land, I am of the opinion that, subject to what is mentioned in the flow of title attached hereto, the said property is free from all encumbrances and reasonable doubt, and I am of the opinion that the above said Owners, SKYRISE VENTURES, LLP, a registered Partnership Firm, a registered Partnership Firm, registered under Indian Partnership Act, 2008, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal, has become absolute Owner of the said property. Having clean, clear and marketable title of the said property subject to what ever mentioned above.

3) OWNERS OF THE LAND :-

SKYRISE VENTURES, LLP, a registered Partnership Firm, a registered Partnership Firm, registered under Indian Partnership Act, 2008, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal, are owners of the above said land.

The report reflecting the flow of the ancestral land of the said owners and the beneficial title of Owner to the said Land is enclosed herewith as annexure.

Pune,
Dated - 01.01.2022,

(D. V. NANEKAR),
ADVOCATE



Ref

Date-01/01/2022

ANNEXURE
FLOW OF THE TITLE OF THE LAND

Re- Land of separated area, admeasuring 00 Hectare, 40 Ares, from and out of the entire Landed property, bearing Survey No.67, Hissa No. 1B/5, total area admeasuring 02 Hectares, 28.50 Ares, assessed at Rs 01.83, lying, being and situated at Village-Dhanori, Taluka- Haveli, District-Pune,

1. That the above said Land, Survey no. 67/1B/5, was previously recorded in the name of one Shri. Ramchandra Ganpat Tingare, as an absolute Owner. The said Shri. Ramchandra Ganpat Tingare, was expired intestate, on 12/06/1989, leaving behind him, three sons, namely, S/Shri. Balasaheb, Vilas and Dilip Ramchandra Tingare, Three married daughters, namely, Tarabai Anna Tapkir, Chandrabhaga Sopan Satav and Sunanda Balu Pathare and a widow, namely, Gitabai Ramchandra Tingare. Accordingly, an effect was given to the record of rights of the said land together with other land, vide mutation entry no.5656, and by the said mutation, the above said heirs were brought on the record of rights of the said lands left behind by the said deceased.
2. That the Mutation Entry no.9740, duly certified indicates that the above said Owners, namely, Shri. Balasaheb Ramchandra Tingare and Shri.Dilip Ramchandra Tingare, by virtue of a Sale Deed, dated - 23/11/1997, duly registered at Sr. No. 7730/1997, in the Office of the Sub Registrar, Haveli no.8, (Pune), sold, conveyed and transferred, a separated area, admeasuring 00 Hectare, 40 Ares, to and in favour of Shri. Satish Rameshwardas Agarwal and Shri.Rameshwardas Dataram Agarwal, and thus, based on the above said registered Sale Deed, the above said purchasers, therein, became absolute Owners of the said property, purchased, which is the subject matter of this Report.
3. That by virtue of a Release Deed, dated - 13/01/2000, duly registered at Sr. No.204, in the Office of the Sub Registrar, Haveli no. 8,(Pune), the above said married sisters, namely, Tarabai Anna Tapkir, Chandrabhaga Sopan Satav and Sunanda Balu Pathare, relinquished all their right, title and interest, in the said entire land, Survey no. 67/1B/5, together with other lands, to



and in favor of their brothers, namely, S/Shri.Balasaheb, Vilas and Dilip Ramchandra Tingare.

4. That one of the above said Owners, namely, Shri.Rameshwardas Dataram Agarwal, by virtue of a Will, dated -22.12.2000, bequeathed his 1/2 share, i.e 00 Hectare, 20 Ares, from and out of the above said area, admeasuring 00 Hectare, 40 Ares, purchased jointly, to and in favour of his son, Shri. Satish Rameshwardas Agarwal. Thus, based on the above said Will, the above said Shri. Satish Rameshwardas Agarwal, has become an absolute Owner of the above said area bequeathed by his father.

5. That the Pune Municipal Corporation, Pune, vide its letter, Ref. No. 1941, dated- 07/10/2004, issued Regularisation Certificate, under Gunthewari Act, in respect of the said property.

6. That the mutation entry no. 15632 duly certified indicates that thereafter the above said Shri.Rameshwardas Dataram Agarwal, expired on 22/10/2004, leaving behind him, a widow, namely, Parmeshwari Rameshwardas Agarwal, Four sons, namely, S/Shri. Jugmandar, Radheshyam, Subhash and Satish Rameshwardas Agarwal and Four married daughters, namely, Savitri Jaybhagwan Gupta, Kanta Ishwar Goyal, Kailas Vijay Agarwal and Roshani Suresh Mittal. All the above said heirs were brought on the record of rights of the said property. However, by virtue the above said Will, Shri.Rameshwardas Dataram Agarwal, had bequeathed his entire share to Shri. Satish Rameshwardas Agarwal, and therefore, he only has become an absolute Owner of the land bequeathed to him.

7. That the above said mutation entry no. 15632 was challenged by one of the heirs, namely, Shri.Subhash Rameshwardas Agarwal, before the Sub Divisional Officer, Pune Sub Division, Pune, under RTS appeal no.299/2010, which was removed from the file, on 20/12/2012, with the reasons, that the Appellant failed to remain present in the matter, not filed any documentary evidence and being not interested in the matter.

8. That the above said Tarabai Anna Tapkir and Sunanda Balu Pathare, had instituted a Civil Suit in the Court of Civil Judge Sr.Division, Pune, against Shri.Satish Rameshwar Agarwal and others, for cancellation of the said Sale Deed of the said land, which suit was numbered as Special Civil Suit No. 2240/2010. The said Civil suit was disposed off on 16.03.2012, uncontested.

9. That one Creative Associates, called itself a Registered Partnership Firm, through its Partners, Shri.



Pankaj Maganbhai Patel and Shri.Mitesh Chimanbhai Patel, had instituted a Regular Civil Suit numbered as 1399/2011, on 18/10/2011, against the above said Shri. Satish Rameshwardas Agarwal and others, for Perpetual/ Permanent Injunction ,in respect of an area, adm.16 Ares, from and out of the Land, Survey no. 67/1B/5, purchased by them, from one Shri. Sudhakar Krishnarao Auti (Patil), on 17.03.2011. The said Civil Suit was disposed off, on 09.10.2019, on the ground of dismissed for default.

10. That one Zone Certificate, bearing No. DPO, dated- 30/04/2021, issued by Deputy Engineer, Pune Municipal Corporation, is on record, in which the property, Survey No. 67 is classified partially under 'Residential' Zone, partially Water Body and partially is affected by 12 Mtrs. D.P. Road.

11. That to ascertain the objections, if any, public notices were also duly published on 05.03.2021, in Daily Prabhat and Indian Express News Papers. In this context, I would like to specifically mention over here that I have received one objection, dated -15.03.2021, from Creative Associates, referred to above, through his Advocate, Shri. Rajat Manoj Agarwal, claiming therein to be Owner of 29 Ares, based on the documents of 17.03.2011 and 16.06.2011. Counter reply was sent on 22.03.2021, to provide supporting documents. However, no documents were provided.

12. That by virtue of a Sale Deed, dated- 30.03.2021, registered at the Office of the Sub Registrar, Haveli No. 13, (Pune), vide sr. no.7581/2021, on 23.06.2021, the above said Owner, Shri.Satish Rameshwardas Agarwal has sold, transferred and conveyed the said land, admeasuring 00 Hectare, 40 Ares, from and out of entire land, bearing Survey No. 67/1B/5, totally admeasuring 02 Hectare, 28.5 Ares, to and in favour of the Purchaser, SKYRISE VENTURES, LLP, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at - Anurag Complex, Shop No.8, Survey no. 111, Vishrantwadi, Pune-411 015, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal. Based on the above said registered Sale Deed, an effect has been given to the record of rights of the said property, vide mutation entry no.24954.

Thus, based on the above said registered Sale Deed, the above said SKYRISE VENTURES, LLP, a registered Partnership Firm, a registered Partnership Firm, registered under Indian Partnership Act, 2008, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok



Goyal and Mr. Satish Rameshwardas Agarwal, has become an absolute Owner of the said property.

13. That from the above, it would be seen that a separated area, admeasuring 00 Hectare, 40 Ares, from and out of the entire Landed property, bearing Survey No.67, Hissa No. 1B/5, totally admeasuring 02 Hectares, 28.50 Ares, assessed at Rs.01.83, lying, being and situated at Village-Dhanori, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrars, Haveli, (Pune), is absolutely owned by the above said Owner, SKYRISE VENTURES, LLP, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at - Anurag Complex, Shop No.8, Survey no. 111, Vishrantwadi, Pune- 411015, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal. The said property is free from all encumbrances and reasonable doubts and I am of the opinion that the above said Owner, SKYRISE VENTURES, LLP, Pune, a registered Partnership Firm, registered under Indian Partnership Act, 2008, represented through its Partners, Mr. Sunil Tilakchand Agarwal, Mr. Anshul Ashok Goyal and Mr. Satish Rameshwardas Agarwal, has clean, clear and marketable title to the said property, specifically mentioned in the Schedule written hereunder, subject to whatever stated above.

14. As a part of the investigation of title, Revenue Record pertaining to the above said land for last thirty years.

15. I have inspected the photo copy of the documents mentioned hereinabove.

GENERAL :

- a) It is represented to us by our clients that there is no pending litigation, proceedings, enquiry, etc ,before any court of law, tribunal, etc, in respect of the said land and I have relied on the same and no separate search in the courts is not carried out.
- b) The boundaries which are mentioned herein above are provided by the client to me.
- c) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims ,demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report.
- d) This report is based on the review of the documents and Record of Rights as mentioned above made available



for my perusal and also on the information furnished and representations made by the client.

c) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

Pune,
Dated- 01.01.2022,

(D.V. NANEKAR)
ADVOCATE,



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