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FORMAT A

(Circular 28/2021)

Date : 23/11/2023

To
 MahaRERA
 Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Gat No. 894 and Gat No. 898, 1 Wagholi admeasuring 20025 Sq Meters** situated at **Haveli Taluka / District Pune** (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. Green Mark Properties through its developer and POAH M/s. **Umiya Realty** through its Partner Mr. Chandrakant Ravindrakumar Patel and following documents i.e.:

1) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of FSI Property bearing **A) Gat No. 894 (formerly bearing Gat No. 895)** admeasuring 01 Hectares 79 Ares 00 square meters plus 00 Hectares 02 Ares 00 square meters i.e. total area admeasuring 01 Hectares 79 Ares 00 square meters assessed at Rs. 01=26 Paise **B) Gat No. 898 (formerly bearing Gat No. 899)** admeasuring Hectares 00 21.25 Ares out total area admeasuring 00 Hectares 85 Ares 00 square meters assessed at Rs. 03=27 Paise **collectively area admeasuring 02 Hectore 00 Ares 25 square meters i.e. 20025 square meters** situated at **Revenue Village - WAGHOLI** within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the " **Residential** " Zone under the Regional Plan Plan for Pune Metropolitan Region currently inforce and the same are together bounded as follows, that is to say:

| | | |
|-------------------------|---|--|
| On or towards the East | : | Adjacent Gat No. 894, 885 & 886 |
| On or towards the South | : | Adjacent Gat No. 956, 955 & 954 |
| On or towards the West | : | Adjacent Gat No. 895, 896 and remaining land |
| On or towards the North | : | 12 meter Wagholi Kesand Road of Gat No. 898. |

2) The documents of allotment of plot :-

a) 7/12 extract of the said land with available Mutation Entries.

b) Development Agreement and Power of Attorney executed by Mr. Balu Sakharan Gund & others in favor of Mr. Shivprasad Gopikishan Charkha & others.

c) Development Agreement and Power of Attorney executed by Mr. Shivprasad Gopikishan Charkha & others in favour of M/s. Green Mark Properties.

d) Sale Deed executed by Mr. Shivprasad Gopikishan Charkha & others in favour of M/s. Green Mark Properties.

e) Development Agreement / Joint Venture and Power of Attorney executed by M/s. Green Mark Properties in favour of M/s. Dreams Construction (Pune) Pvt. Ltd, through its Director Mr. Ramesh Ghisutal Mehta.

f) Sanctioned Plans approved by Town Planning Authority, Pune, vide order bearing No. NABP/MAUJE WAGHOLI/TAL. HAVELI/GAT. NO. 894 & 898 (Part)/SASAMPU /4629, Dated 03/08/2013.

g) Non-Agricultural permission issued by Collectorate of Pune vide No. PAMAH/NA/SR/ 267/13, Dated 11/10/2013.

h) Cancellation Deed is executed by M/s. Dreams Construction (Pune) Pvt. Ltd, to and in favour of M/s. Green Mark Properties bearing its Sr. No. 10499/2019 on 28/11/2019.

i) Development Agreement / Joint Venture and Power of Attorney executed by M/s. Green Mark Properties in favour of M/s. Umiya Realty through its Partner Mr. Chandrakant Ravindrakumar Patel bearing its Sr. NO. 8381/2023 & 8382/2023 respectively on 20/05/2023.

J) Title Report given by Mrs. Sadhana Mhasawade (Advocate) given on 10/06/2015 for the period 2014 - 2015.

3) 7 / 12 extract or property card issued by Hon'ble Talathi Officer and Hon'ble Tahsildar So.

Gat No. 894 & Gat No. 898 : Mutation Entry No. 1314, 1315, 3420, 01, 7339, 12569.84, 2201, 2854, 1315.

4) Search report for 30 years from 1994 till 2023.

2. 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 **M/s. Green Mark Properties** through its developer and POA Holder **M/s. Umiya Realty** through its Partner Mr. Chandrakant Ravindrakumar Patel is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land :

1. **Gat No. 894 - M/s. Green Mark Properties** through its developer and POAH **M/s. Umiya Realty** through its Partner Mr. Chandrakant Ravindrakumar Patel

2. **Gat No. 898 - M/s. Green Mark Properties** through its developer and POAH **M/s. Umiya Realty** through its Partner Mr. Chandrakant Ravindrakumar Patel
3. Qualifying comments/remarks if any **NA**
3. The report reflecting the flow of the title of the **M/s. Green Mark Properties** through its developer and POA Holder **M/s. Umiya Realty** through its Partner Mr. Chandrakant Ravindrakumar Patel on the said land is enclosed herewith as annexure.



Encl : Annexure.

GAJANAN B. DHAYGUDE (PATIL)
ADVOCATE

Gajanan B. Dhaygude (Patil)
Advocate



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(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND :-

Sr. No.

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 1314, 1315, 3420, 01, 7339, 12569.84, 2201, 2854, 1315.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Haveli
- 4) Any other relevant title : NA
- 5) Litigations if any : NA

Date : 23/11/2023



GAJANAN B. DHAYGUDE (PATIL)
ADVOCATE

Gajanan B. Dhaygude (Patil)
 Advocate



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FLOW OF THE TITLE OF THE SAID LAND (30 YEARS)

DESCRIPTION OF THE SAID LAND :-

FSI area admeasuring 12515.87 square meters for the construction of Building No. C & D generated in the property A) Gat No. 894 (formerly bearing Gat No. 895) admeasuring 01 Hectares 79 Ares 00 square meters plus 00 Hectares 02 Ares 00 square meters i.e. total area admeasuring 01 Hectares 79 Ares 00 square meters assessed at Rs. 01=26 Paise B) Gat No. 898 (formerly bearing Gat No. 899) admeasuring Hectares 00 21.25 Ares out total area admeasuring 00 Hectares 85 Ares 00 square meters assessed at Rs. 03=27 Paise collectively area admeasuring 02 Hectare 00 Ares 25 square meters i.e. 20025 square meters situated at Revenue Village - WAGHOLI, Taluka - Haveli, District - Pune are owned by the Party of the Third Part, which is more particularly described in Schedule I, written herein below.

| | | |
|-------------------------|---|---|
| On or towards the East | : | Adjacent New Gat No. 884, 885 & 886. |
| On or towards the South | : | Wing A & B of the said project. |
| On or towards the West | : | Adjacent New Gat No. 895, 896, and Remaining Land of 898. |
| On or towards the North | : | amenities i.e. Club House, Gardens |

From the record it is seen that, on perusing the Gat Consolidation Extract prepared under the Scheme sanctioned under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1974, it appears that land admeasuring Hectares 01 = 79 Ares bearing Survey 148 Hissa No. 6B situate, lying and being at Village Wagholi was assigned Gat No. 895 (presently bearing Gat No. 894), and Survey 148 Hissa No. 2A situate, lying and being at Village Wagholi was assigned Gat No. 899 (presently bearing Gat No. 898) being the above captioned land and the name of Shri. Sakharam Gajaba Gund was shown as the owner thereof.

It is seen from the record that Mutation Entry bearing No. 1314 dated 01.04.1987 that the said Shri. Shakharam Gajaba Gund died intestate on 20.02.1985, leaving behind him as his only heirs and next-of-kin, his son, Shri. Balu Sakharam Gund, his two daughters, namely, Sou. Dhondibai Ramchandra Wahile & Sou. Kusum Ganpat Kadam, heirs of his pre-deceased Son, Late Shri. Kalu Sakharam Gund i.e. his daughter-in-law, Smt. Vimal, his grandson Shri. Dnyaneshwar Kalu Gund and granddaughters, namely, Sou. Sharda Ramdas Khedekar, Sou. Mangal Bhausaheb Kadam, and his brother, Shri. Gangaram Gajaba Gund. Subsequently, the said Shri. Gangaram Gajaba Gund also died intestate on 6.03.1987, leaving behind him as his only heirs and next-of-kin, his widow, Parubai, his daughter, namely, Sou. Heerabai Vilas Khedekar. Effect of

deaths of the said Shri. Sakharam Gajaba Gund and Shri. Gangaram Gajaba Gund was given on the Revenue Record pertaining to the above captioned land and names of daughters and grand-daughters of Sakharam Gajaba Gund were entered on the "Other Rights" column while names of all other heirs of Late Sakharam and Gangaram Gajaba Gund were entered as the holders thereof.

It is seen from the record that Mutation Entry bearing No. 1315 dated 1.4.1987, that prior to death of the said Shri. Gangaram Gajaba Gund he had sold his undivided one-half share in the above captioned land to his nephew, the said Shri. Balu Sakharam Gund vide a Deed of Sale dated 12.7.1984.

However, effect of the said Deed of Sale was given subsequently on the Revenue Record. Accordingly, the names of heirs of Shri. Gangaram Gajaba Gund were deleted and holding of the said Shri. Balu Sakharam Gund was shown as 12 Anna instead of 4 Anna therein.

It is seen from the record that Mutation Entry bearing No. 3420 dated 10.05.1993 that pursuant to Application made in that behalf, Anewari was happened between the said Shri. Balu Sakharani Gund and his two sons, namely, Santosh and Sanjay. Accordingly, his 12 Aana share was equally divided between Shri. Balu Sakharam Gund and his sons and daughter and effect to the same was given on the Revenue Record pertaining to the above captioned land.

It is seen from the record that Mutation Entry bearing No. 01 dated 7.02.2002 that a separate Revenue Village (Aavahalwadi) was carved out of the original Village Wagholi and the land originally bearing Gat No. 895 Village Wagholi was assigned new Gat No. 894 of Village Wagholi. And Gat No. 899 village wagholi assigned to Gat No. 898.

It is seen from the record that vide an Agreement for Development and Power of Attorney dated 09.02.2007 (duly Registered under Serial No. 1300/ 2007 & 1301/ 2007 respectively with the Sub-Registrar Haveli No. VII, Pune) executed by the said Shri. Balu Sakharam Gund, Shri. Santosh Balu Gund, Shri. Sanjay Balu Gund, Smt. Vimal Kaluram Gund, Shri. Dnyaneshwar Kaluram Gund and Members of their respective Families of the One Part and Shri. Shivprasad Gopikishan Charkha, Shri. Deepak Pannalal Baldava and Shri. Shyamsundar Ramlal Mantri of the Other Part, the said Shri. Balu Sakharam Gund and Others granted rights of development of, inter-alia, the captioned Land to the said Shri. Shivprasad Gopikishan Charkha and Two Others at or for the consideration and on the terms and conditions therein contained.

It is seen from the record that vide an Agreement for Development dated 07.12.2007 (duly Registered under Serial No. 10021 of 2007 with the Sub-Registrar Haveli X, Pune) executed by and between the said Shri. Balu Sakharam Gund and Others of the First Part, the said Shri. Shivprasad Gopikishan Charkha and Two Others of the Second Part and the said Owner of the Third Part, the said Shri. Balu Sakharam Gund and Others formally granted the rights of development of, inter-alia, the above caption Land to the M/s Greenmark Properties at the express request and direction of the said Shri. Shivprasad Gopikishan Charkha and Two Others and the said Shri. Shivprasad Gopikishan Charkha and Two Others assigned and transferred all and whatsoever their beneficial, right, title and interest to the same thereto in favour of the M/s Greenmark Properties at or for the consideration and on the terms and conditions therein contained.

It is seen from the record that Consenting Party i.e. M/s. Shayamkumar Ramlal Mantri is developers given his Property bearing its Gat No. 894 area admeasuring 00 Hector 40 Ares for development to the M/s. Greenmark Properties,

but his name is not written in the Development Agreement registered on 09/02/2007, in that indenture name of consenting party is not mentioned for property bearing Gat No. 894 area admeasuring 00 Hecter 40 Ares. Therefore as per Correction Deed name M/s. Shayamkumar Ramalal Mantri is added in the development Agreement and Power of Attorney. Correction Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. VII, Pune bearing its Sr. No. 5997/2007 & 5998/2007 respectively on 08.08.2007 between themselves.

It is seen form the record that Mrs. Lalita Dnyaneshwar Gund, Mr. Santosh Balasaheb Gund, Mrs. Sangeeta alias Kamal Sudam Murkute given their consent by way of Confirmation Deed to and in favour of M/s. Greenmark Properties. Confirmation Deed is duly executed themselves before Hon'ble Sub Registrar Haveli No. VII, Pune bearing its Sr. No. 7497/2007 & 7498/2007 respectively between themselves.

It is seen form the record that vide an Agreement for Development and Power of Attorney dated 07.12.2007 (duly Registered under Serial No. 10021/2007 and 10022/2007 respectively with the Sub-Registrar Haveli X, Pune) executed by and between the said Shri. Balu Sakham Gund and Others of the First Part, the said Shri. Shivprasad Gopikishan Charkha and Two Others of the Second Part and the said Owner of the Third Part, the said Shri. Balu Sakham Gund and Others formally granted the rights of development of, inter-alia, the above caption Land to the M/s Greenmark Properties at the express request and direction of the said Shri. Shivprasad Gopikishan Charkha and Two Others and the said Shri. Shivprasad Gopikishan Charkha and Two Others assigned and transferred all and whatsoever their beneficial, right, title and interest to the same thereto in favour of the M/s Greenmark Properties at or for the consideration and on the terms and conditions therein contained.

It is seen form the record that vide a Deed of Sale dated 28. 04.2011 (duly Registered under Serial No. 3457 of 2011 with the Sub-Registrar Haveli XIII, Pune) executed by and between the said parties to the aforesaid Agreement For Development dated 7.12.2007, whereby the said Shri. Balu Sakham Gund and Others assigned, transferred, assured and conveyed, Inter-alia, the above captioned Land to the M/s Greenmark Properties absolutely with the consent and concurrence of the said Shri. Shivprasad Gopikishan Charkha and Two Others and the said Shri. Shivprasad Gopikishan Charkha and Two Others assigned and transferred all and whatsoever their beneficial, right, title and interest to the same thereto in favour of the M/s Greenmark Properties The name of said Owner has been entered on the Revenue Record pertaining to the above captioned Land as the holder thereof vide Mutation Entry No. 7339.

It is seen form the record that Vide an Agreement dated 06.09.2011(duly registered under Serial No. 8434 of 2011 with the Sub-Registrar, Haveli II, Pune) made by and between the said Owner of the One Part and the said Dreams Constructions (Pune) Private Limited of the Other Part, the said Parties agreed to jointly develop the above captioned Land together with certain other Lands portons on principal to principal basis by construction of buildings containing residential Flats Units thereon and by alienation of such Flats/ units to prospective purchasers thereof on what is popularly known as "Ownership basis under the provisions of the Maharashtra Ownership Flats Act, 1963 or otherwise howsoever to exploit the commercial potentiality of the above captioned land on the terms and conditions therein contained.

It is seen form the record that as part of investigation of title of the said Partnership Firm to the above captioned Land we had public notices in the usual



form published in the daily newspaper "Dainik Prabhat" and which notices appeared on 19/08/2011. Mrs. Sadhana Mhasawa (Advocate) have not received any claim from any person or party in response to our said Public Notices.

It is seen form the record that M/s. Dreams Construction (Pune) Pvt. Ltd. prepared Building Plans and submitted to Town Planning Authority, Pune, Town Planning Authority sanctioned said building Plan vide no. NABP/ MAUJE WAGHOLI/TAL. HAVELI / GAT. NO. 894 & 898 (Part) SASAMPU 7 4629, dated 03/08/2013. And thereafter said owners & developers revised the plans and got sanction vide no. NABP/ MAUJE WAGHOLI/TAL. HAVELI GAT NO. 894 & 898 (Part) / SASAMPU/4409 dated 17/07/2014.

It is seen form the record that the Collectorate of Pune, granted Non Agricultural permission to start the Construction vide N. A. Order vide no. PAMAH/NA/SR/267/13, dated 11/10/2013 and same is revised vide no. PAMAH/NA/SR/851/14, dated 15/09/2014.

It is seen form the record that M/s. Dreams Construction (Pune) Pvt. Ltd. started construction and receive completion certificate form competent authority as per sanction Building No. A & B on the property bearing its Gat No. 894 & 898 and situated at Revenue Village : Wagholi, Taluka - Haveli, District - Pune as per terms and conditions Development Agreement & Power of Attorney bearing its Completion Certificate bearing its No. outward No. BHA/HAV/Mouje Wagholi/Gat No. Gat No. 894 & 898 (P)/Pra.Kra.782/2021-22 on 13/10/2021.

It is seen form the record that due some unavoidable circumstances, M/s. Dreams Construction (Pune) Pvt. Ltd. to interested to construct remaining portion of the property therefore Dreams Constructions (Pune) Private Limited and M/s. Greenmark Properties decided to cancel Development Agreement. Therefore Cancellation of Development Agreement and Power of Attorney is duly cancelled between themselves. Cancellation Deed is executed by M/s. Dreams Construction (Pune) Pvt. Ltd. to and in favour of M/s. Green Mark Properties bearing its Sr. No. 10499/2019 on 28/11/2019.

It is seen form the record that as per Mutation Entry No. 12569, Government Circular No. RA.BHU.A./PRA. KRA/180/L-1 Dt. 07/05/2016 as per direction of Tahsildar Haveli, District Pune issued order on 04/06/2017 regarding exact matching of handwritten and computerized record in Rights Record (Ga. No. 7/12) using edit module under E-change project. As per this order correction were made **Gat No. 894 Extract Detail Corrected by Modification** : in the **column Name of Possessor information** : New Khata Number is added i.e. Khata No. 8835 Name : Kanitlal Mavji Patel Mutation Entry No. 7339, Khata No. 8835 Name : Greenmark Properties through is Partner area 1.7700 assessed : 9.26 Potkharaba : 0.02000 Mutation Entry No. 7339 and **eliminated Name** : Khata No. 783, Name : Alka Kaluram Gund, Khata No. 783, Name : Dnyaneshwar Kaularm Gund, Khata No. 783, Name : Balu Sakharam Gund, Khata No. 783, Name : Sangeeta Sudam Murkute, Khata No. 7848, Name : Sanjay Babu Gund, Khata No. 7849, Name : Sanotsh Babu Gund, Khata No. 7850, Name : Vimal Kaluram Gund, Khata No. 7851, Name : Minor Vimal Kaluram, Khata No. 7851, Name : Bai Kaluram gund, **in the other right column** : eliminated information : Dhondabai Ramachandra Vahile : 1314, Mangal Bhauso Kadam : 1314, Sharada Ramdas Khedekar 1314 and **New Mutation Entry Number is added** : Mutation Entry No. 1314, 3420, 84, 2201, 2854, 1315 and **in the Gat No. 898** in column of **detail on 7/12 Extract** : in the column of Name of Possessor information : Name: Balu Sakharam Gund, assessment : 0.40 Khata number : 7933, Name : Balu Sakharam Gund. Assessment : 0.81, Khata No.: 7935, Name: Dnyaneshwar Ram Gund Assessment : 0.81 Khata

Number: 7935, Name: Santosh Balu Hung Area: 0.1062 Assessment : 0.40 Aane :
2.00, Khata No. 7936, Name: Sanjay Balu Gund area: 0.1062 Assessment : 0.40
Aane : 2.00, Bracket Names: Khata No.: 7934 Name: Dnyaneshwar Khaluram
Gund, **Detail Corrected by Modification** : New added : Name: Balu Sakharam
Assessment : 0.82, Khata No.: 7935, Name: Dnyaneshwar Ram Gund Assessment :
: 0.82 Khata Number: 7935, Name: Santosh Balu Hung Area: 0.1594 Assessment :
0.61 Aane : 3.00, Khata No. 7936, Name: Sanjay Balu Gund area: 0.1594
Assessment : 0.61: Aane : 3.00, Bracket Names: - Khata No.: 7934 Name: [
Dnyaneshwar Khaluram Gund] New Added Khata Numbers : Name : Kantilal Mavji
Patel Area : 0.2125 Size : 0.82 Mutation Entry No : 7339 Khata No : 8835 Name :
Partner by Greenmark Properties Partnership Institution Mutation No : 7339,
eliminated Names :- Khata Number : 5355 Name : Minor Vimal Kaluram Khata
Number : 5355, Name : Alka Kaluram Gund, Khata Number : 5355, Name : Bai
Kaluram Gund, Khata No : 5355 Name : Vimal Kaluram Gund, eliminated
Information : Kusum Ganpat Kadam 1314, Mangal Bhausaheb Kadam 1314,
Sarada Ramdas Khedekar 1314 and in the other right column : New added
Mutation Number :- 1314, 1315, 3420.

It is seen from the record M/s. Greenmark Properties through its Partner 1)
Mr. Kantilal Mavji Patel 2) Mr. Dhanji Karmasi Patel (HUF) given property for
development to and in favour of M/s. Umiya Realty through its Partner Mr.
Chandrakant Ravindrakumar Patel in respect of the property i.e. FSI area
admeasuring 12515.87 square meters for the construction of Building No. C & D
generated in the property bearing its Gat No. 894 & Gat No. 898 out of total area
admeasuring 02 Hectar 00 Ares 25 square meters i.e. 20025 square meters situated
at Revenue Village - Wagholi, Taluka - Haveli, District - Pune by way of
Development Agreement and Power of Attorney. Development Agreement and Power
of Attorney is duly made and executed before Hon'ble Sub Registrar Haveli No. XVII,
Pune bearing its Sr. No. 8381/2023 & 8382/2023 respectively on 20/05/2023.

The Links in the chain of title have been properly established. All the
transactions have duly verified from the relevant records of Registrar of Documents.



Date : 23/11/2023

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Advocate



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