

CHITRA VIJAY GHUME
B.COM. LL.M.
Advocate

S. No. 29/1, Dwarka Park,
Opp. KRB Workshop,
Keshavnagar, Mundhwa,
Pune 411036

FORMAT - A
(Circular No.: 28/2021)

To,
MahaRera,
Mumbai – 400051

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to :

I. All that piece and parcel of property bearing Gat No. 878/1, admeasuring 00 Hectare 41 Ares (out of old Gat No. 878, totally admeasuring 03 Hectares 29 Ares), situated at Village Wagholi, Taluka Haveli, District Pune (hereinafter referred as the said "Captioned Property No. I").

II. All that piece and parcel of property bearing

| Area | Owned by | Developers |
|-----------------------|---------------------------|------------|
| Hectare – Ares | | |
| 00 – 09.88 | Baburao Balasaheb Satav | |
| | Asha Baburao Satav | |
| | Asha Pradip Devkar | |
| | Bhikabai Balasaheb Satav | |
| 01 – 15.55 | Narendra Jagannath Mittal | |
| | Dhiman Dhiren Sannamath | |
| | Janabai Ranganath Katke | |
| 01 – 39 | Gagan Global Developers | |
| 00 – 52.89 | Gagan Global Developers | |

admeasuring 03 Hectares 17.32 Ares out of Gat No. 879, totally admeasuring 04 Hectares 76 Ares, situated at Village Wagholi, Taluka Haveli, District Pune (hereinafter referred as the said "Captioned Property No. II").

hereinafter the "Captioned Property No. I" and "Captioned Property No. II" be collectively referred to as the "Captioned Properties".

I have investigated the title of the said Captioned Properties on the request of M/s. Gagan Global Developers (Owners/Developers) and have scrutinized/received following documents i.e. :-

The documents of title/entitlement of /to the Captioned Properties :

1. Copies of 7/12 extract for the years 1955 till 1974 for S. No. 146/1 and from the year 1975 till 2020 of Gat No. 878 and from the year 2020 to 2021 of Gat No. 878/1 AND 7/12 extract for the years 1955 till 1965 for S. No. 146/2/1 and for the year 1975 till 2021 of Gat No. 879.

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2. Copy of extracts of Mutation Entry Nos. 1717, 7200, 2030, 6147, 4366, 1690, 1691, 745, 1, 6239, 3256, 3382, 3552, 3097, 14343 AND 6941, 1625, 241, 1, 6240, 6193, 6821, 7200, 4139, 6594, 14270, 14343 & 15535.
3. Copy of Sale Deed dated 05/08/2010 registered at the Office of the Sub Registrar Haveli No. 12 at Serial No. 7303/2010 executed between Maya Dwarkdas Chawla and others AND Gagan Global Developers for area of 00 Hectare 41 Ares out of Gat No. 878.
4. Copy of Sale Deed dated 05/08/2010 registered at the Office of the Sub Registrar Haveli No. XII at Serial No. 7311/2010 executed between Mr. Magan Prabhu Satav and others AND Gagan Global Developers for area 01 Hectare 39 Ares out of Gat No. 879.
5. Copy of Sale Deed dated 10/09/2012 registered at the Office of the Sub Registrar Haveli No. XV at Serial No. 9387/2012 executed between Mr. Gulab Balasaheb Satav and others AND Gagan Global Developers for area 00 Hectare 52.89 Ares out of Gat No. 879.
6. Copies of Development Agreement AND Irrevocable Power of Attorney both dated 08/08/2011 registered at the Office of the Sub Registrar Haveli No. VII at Serial Nos. 6899/2011 & 6900/2011 respectively executed between Mr. Baburao Balasaheb Satav and others AND Gagan Global Developers alongwith copy of Deed of Correction dated 30/08/2012 registered at the Office of the Sub Registrar Haveli No. XI at Serial No. 7976/2012 executed between Mr. Baburao Balasaheb Satav and others AND Gagan Global Developers for area 00 Hectare 9.88 Ares out of Gat No. 879.
7. Copies of Development Agreement AND Irrevocable Power of Attorney both dated 31/12/2012 registered at the Office of the Sub Registrar Haveli No. XV at Serial Nos. 137/2013 and 138/2013 respectively on 04/01/2013 executed between Mr. Anil Bandu Katke and others AND Gagan Global Developers.

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 Owner/Promoter is clear, marketable and without any encumbrances.

| 1. Gat No. | Area | Owners of the land | Developers |
|------------|----------------|---|-------------------------|
| | Hectare – Ares | | |
| 878/1 | 00 – 41 | Gagan Global Developers | |
| 879 | 00 – 09.88 | Baburao Balasaheb Satav Asha Baburao Satav Asha Pradip Devkar Bhikabai Balasaheb Satav | Gagan Global Developers |



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| | | |
|------------|---|-------------------------|
| 01 – 15.55 | Narendra Jagannath Mittal Dhiman Dhiren Sannamath Janabai Ranganath Katke | Gagan Global Developers |
| 01 – 39 | Gagan Global Developers | |
| 00 – 52.89 | Gagan Global Developers | |

2. Qualifying comments/remarks as enumerated in the report/s enclosed herewith as Annexure.

The report/s reflecting the flow of the title of the Owner/Promoter and extent of entitlement of the Promoter in respect of the respective Captioned Property No. I and II are enclosed herewith as annexure.

Encl : Annexure
Date : September 8, 2023

Chitra Vijay Ghume
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Advocate
MS. CHITRA VIJAY GHUME
Advoca. :
(Reg.No.MAH/1841/2011)
S.No.29/I,Dwarka Park,
Opp.KRB Workshop,
Keshavnagar, Mundhwa,
Pune - 411036.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) For Gat No. 878 Mutation Entry Nos. 1717, 7200, 2030, 6147, 4366, 1690, 1691, 745, 1, 6239, 3256, 3382, 3552, 3097, 14270, 14343 & 15535.
- 3) For Gat No. 879 Mutation Entry Nos. 6941, 1625, 241, 1, 6240, 6193, 6821, 7200, 4139, 6594, 14270 & 15535.
- 4)
 - i. Search report for 30 years for the Captioned Property No. I was initially issued vide bearing No. CP/KP/46/2013 dated 13/06/2013 by Advocate Kirti Pimpalkar / Nimbalkar for the period 1984 to 2013 (Part) and further Additional Search Report for the period of 2013 (Part) to 2016 was issued vide bearing No. CP/CG/13/2017 dated 03/03/2017 and thereafter Additional Search Report for the year 2017 to 2023 (Part) vide bearing No. CP/CG/26/2023 dated 07/09/2023 was issued by the undersigned /me.
 - ii. Search report for 30 years for the Captioned Property No. II was initially issued vide bearing No. CP/KP/47/2013 dated 13/06/2013 by Advocate Kirti Pimpalkar / Nimbalkar for the period 1984 to 2013 (Part) and further Additional Search Report for the period of 2013 (Part) to 2016 was issued vide bearing No. CP/CG/14/2017 dated 03/03/2017 and thereafter Additional Search Report for the year 2017 to 2023 (Part) vide bearing No. CP/CG/25/2023 dated 07/09/2023 was issued by the undersigned /me.

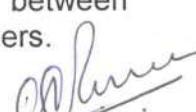
5) **Any other relevant title :**

A. For Gat No. 878

- i) Copy of Sale Deed dated 02/09/1989 registered at the Office of the Sub Registrar Haveli No. 2 at Serial No. 1794/1989.
- ii) Copy of Sale Deed dated 20/10/1992 registered at the Office of the Sub Registrar Haveli No. 7 at Serial No. 232/1992.

B. For Gat No. 879

- i) Copy of Power of Attorney dated 05/08/2010 registered at the Office of the Sub Registrar Haveli No. XII at Serial No. 7364/2010 executed between Mr. Magan Prabhu Satav and others AND Gagan Global Developers.



- ii) Copy of Joint Venture dated 04/12/2010 registered at the Office of the Sub Registrar Haveli No. X at Serial No. 11522/2010 executed between Mr. Anil Katke and others with Gagan Global Developers.
- iii) Copy of Sale Deed dated 18/08/2010 registered at the Office of the Sub Registrar Haveli No. VII at Serial No. 7068/2010 executed between Sopan Balasaheb Satav and others AND Janabai Rangnath Katke.
- iv) Copy of Sale Deed dated 25/08/2010 registered at Sub Registrar Haveli No. VII at Serial No. 6764/2010 executed between Magan Prabhu Satav and others AND Mr. Dhiman Dhiren Sannamath.
- v) Copy of Sale Deed dated 04/10/2010 registered at the Office of the Sub Registrar Haveli No. VII at Serial No. 8374/2010 executed between Baburao Satav and others AND Anil Bandu Katke.
- vi) Copy of Power of Attorney dated 10/09/2012 registered at the Office of the Sub Registrar Haveli No. XV at Serial No. 9388/2012 executed between Mr. Gulab Balasaheb Satav and others AND Gagan Global Developers.
- vii) Copy of Deed of Cancellation of Joint Venture dated 31/12/2012 registered at the Office of the Sub Registrar Haveli No. XV at Serial No. 136/2013 executed between Mr. Anil Bandu Katke and others AND Gagan Global Developers.
- viii) Copy of Sale Deed dated 14/10/2016 duly registered at the Office of the Sub-Registrar Haveli No. 27 at Serial No. 3249/2016 on 25/10/2016 alongwith an incidental Power of Attorney dated 13/10/2016 registered at Serial No. 3250/2016 executed by Mr. Anil Bandu Katke with the consent of M/s. Gagan Global Developers in favour of Mr. Narendra Jagannath Mittal.

C. COMMON DOCUMENTS

- i) Copies of Order issued by the Hon'ble Collector of Pune, Revenue Branch dated 15/03/2013 bearing No. PMH/NA/SR/239/2011 AND dated 13/01/2017 bearing No. PMH/PMRDA/NA/SR/23/2016 for the residential purpose for an area admeasuring 4994.25 sq. mtrs.
- ii) Copy of Deed of Mortgage dated 05/02/2015 registered at the Office of the Sub-Registrar Haveli No. 23 at Serial No. 1066/2015 executed between M/s. Gagan Global Developers and Tata Capital Housing Finance Limited.



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- iii) Copy of Mortgage Deed dated 29/11/2016 registered at the Office of the Sub Registrar Haveli 11 at Serial No. 9878/2016 executed between Gagan Global Developers and Tata Capital Housing Finance.
- iv) Copy of Deed of Release dated 26/04/2018 registered at the Office of the Sub-Registrar Haveli No. 23 at Serial No. 6279/2018.
- v) Mortgage Deed dated 15/03/2018 registered at the Office of the Sub-Registrar Haveli No. 2 at Serial No. 2214/2018 executed between M/s. Gagan Global Developers and Aditya Birla Finance Limited.
- vi) Copy of Lease Deed dated 02/11/2020 duly registered at the Office of the Sub-Registrar Haveli No. 7 at Serial 3438/2020 on 03/11/2020 Mr. Jaspreet Singh Raghbir Singh Rajpal, Mr. Mohit Jagdish Goel AND Maharashtra State Electricity Distribution Co. Ltd.
- vii) Copy of Correction Deed dated 20/01/2021 duly registered at the Office of the Sub-Registrar Haveli No. 7 at Serial No. 516/2021.

6) Litigations if any :

I have been informed by the client that no litigation is pending in respect of the captioned properties in any Court of Law.

Ref. No. : CP/CG/Rera-18/2023
Date : September 8, 2023


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