

KEDAR RAVINDRA DESHPANDE
ADVOCATE
BSL, LL.M

Flat No. 639, Ground Floor,
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Near Lokmanya Nagar Post Office,
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FORMAT - A
(Circular No.:- 28/2021)

Date 09/11/2023.

To
MahaRERA
Pune.

LEGAL TITLE REPORT.

Sub: Title Report in respect of land bearing S No. 57/1/9 admeasuring 20.93 Ares ("said Property No. 1") & 57/1/10, admeasuring 20.93 Ares ("said Property No. 2"), both lands situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli with all the benefits, privileges, rights, interests attached to the said Plot of Lands and is hereinafter for the sake of brevity and convenience referred to and called as "**the said Property**".

I have investigated the title of the said Property on the request of my clients M/s. Rishikesh Reality a registered partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered office at C-513, Business Court, Mukund Nagar, Pune 411007.

1) Description of the property.

S No. 57/1/9 admeasuring 20.93 Ares ("said Property No. 1") & 57/1/10, admeasuring 20.93 Ares ("said Property No. 2"), both lands situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli. Along with all the benefits, privileges, rights, interests

2. The documents of allotment of plot.

- a) 7/12 extracts in respect of S No. 57/1/9, Bavdhan Khurd, Taluka Mulshi, Pune from 1941 till 2022.
- b) 7/12 extracts in respect of S No. 57/1/10, Bavdhan Khurd, Taluka Mulshi, Pune from 1941 till 2022.



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- c) ME Nos. 160, 174, 286, 287, 300, 304, 985, 1115, 1135, 1354, 1377, 1378, 3261, 3262, 3548, 3748, 4005, 5286, 5287, 5288, 5617, 5618, 5730, 6663, 6671, 6684, 2503, 2816, 6663
- d) Deed of Partition dated 24/08/1983 between Shri. Raosaheb G. Karanjawane and Others.
- e) Sale Deed dated 31/03/1998 executed between Shri. Raosaheb G. Karanjawane and others to Shobha Ingawale and Others.
- f) Public Notice issued by Adv. Chinmay Vaidya in daily Prabhat News Paper and No Objection Certificate dated 04/03/2013.
- g) Deed of Redemption of Mortgage in respect of land bearing S No. 57/1/1 (New No. 57/1/9) bearing registration no. 11007/2010, registered in the SRO No. 1, Pune.
- h) Sale Deed bearing registration no. 11010/2010, registered in the Sub Registrar Haveli No. 1, Pune between Mangal Karanjawane and Others in favour of M/s Rishikesh Reality.
- i) Mortgage Deed bearing registration no. 11017/2010, registered in the Sub Registrar Haveli No. 1, Pune in favour of Samarth Sahkari Bank Limited, Pune.
- j) Mortgage Deed bearing registration no. 11018/2010, registered in the Sub Registrar Haveli No. 1, Pune in favour of Samarth Sahkari Bank Limited, Pune.
- k) Mortgage Deed bearing registration no. 11019/2010, registered in the Sub Registrar Haveli No. 1, Pune in favour of Samarth Sahkari Bank Limited, Pune.
- l) Deed of Reconveyance bearing registration no. 3705/2013, registered in the SRO No. 13, Pune.
- m) Mortgage Deed bearing registration no. 3706/2013, registered in the SRO No. 22 Pune.



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- n) Deed of Reconveyance bearing registration no. 3861/2014, registered in the SRO No. 21, Pune
- o) Deed of Reconveyance bearing registration no. 3362/2023, SRO No. 21, Pune.
- p) Copy of Sanctioned vide commencement certificate no. 1194/11, dated 29.06.2011 revised vide Commencement Certificate bearing no. CC/2772/12, dated 26.12.2012.
- q) NA order dated 17.07.2012, bearing no. PMA/NA/SR/562/11.
- r) Completion certificate issued by the Municipal Corporation of Pune vide no. OCC/0466/14, dated 05.07.2014.
- s) Registration certificate in the name of SERAPH SUPREMUS SAHKARI GRUHARACHANA SANSTHA MARYADIT, bearing registration no. PNA/PNA/HSG/(TC)/15017/13-14 as on 25.03.2014, under the provisions of Maharashtra Co-operative Societies Act, 1960 and rules made thereunder.

3) 7/12 extract issued by the Talathi of Bavdhan Khurd in respect of S No. 57/1/9 and 57/1/10 Bavdhan Khurd, Taluka Mulshi, District Pune is in the name of M/s Rishikesh Reality and said M/s Rishikesh Reality is the owner and possessor of the said Lands.

4) Search report for 30 years

On specific request and instructions from My clients M/s Rishikesh Reality I have conducted a search in respect of said Property on the official website of <https://freesearchigrservice.maharashtra.gov.in/> for the period of 30 years commencing from 1994 till 2023 (both inclusive). Search is subject to technicalities and records available on the said Website.

5) Opinion.

On perusal of the above mentioned documents and all other relevant documents relating to the said Lands I am of the opinion that title of the M/s Rishikesh Reality in respect of said Lands is clean, clear and marketable and there are no



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encumbrances on the said Lands except mentioned herein and they have right to construct Wing B on the said Lands and to sell, lease, mortgage units comprised therein and to receive price, consideration thereof.

Owners of the land :M/s Rishikesh Reality.

6) **Qualifying comments/remarks :** Except Civil Suit bearing no. SCS 1044/2012 in respect of said Lands noother pending litigations are found and in the said suit there is no stay order/injunction order.

7) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Kedar Deshpande

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FLOW OF THE TITLE OF THE SAID LANDS

1. The Mutation Entry No. 160 dated 25-9-1931 reflects that certain land out of land bearing S. No. 57/1/1, Village Bavdhan Khurd, was purchased by SOMA and RAMA HARI KUDAPANE from SADU SOMA MATALE on 11-8-1931.
2. Mutation Entry No. 174 dated 1-8-1934 reflects that certain land including S. No. 57/1 [part] was purchased by one LAXMAN BHIKAJI TODKAR from one RAGHU MAHADU MATALE.
3. Mutation Entry No. 286 dated 1-11-1943 reflects that RAGHU MAHADU MATALE took possession of certain land out of S. No. 57/1/1 pursuant to decree passed in Civil Suit No. 424/1942.
4. Mutation Entry No. 287 dated 1-11-1943, though passed, appears to have been subsequently cancelled.
5. Mutation Entry No. 300 dated 20-6-1945 reflects that SOMA HARI KUDAPANE passed away on 22-4-1945, leaving behind him LAXMAN SOMA KUDAPANE his son as his legal heir.
6. Mutation Entry No. 304 dated 5-4-1946 reflects that one GANPATI KONDIBA KARANJAWANE purchased certain land out of S. No. 57/1/1 from RAGHU MAHADU MATALE, and pursuant to the actual possession of the land, the said survey number was sub-divided, with S. No. 57/1/1C came to the share of GANPATI KONDIBA KARANJAWANE.
7. Mutation Entry No. 985 dated 1-9-1970 reflects that the Standard Weights and Measures were made applicable to the said land.



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8. Mutation Entry No. 1115 dated 17-8-1973 reflects that GANPAT KONDIBA KARANJAWANE passed away on 20-11-1972 leaving behind RAOSAHEB, DAGADU PADMAKAR, DATTATRAYA, INDUBAI KAMLABAI and PARVATIBAI as his only legal heirs.
 9. Mutation Entry No. 1135 dated 4-2-1974 reflects that DAGADU GANPATI KARANJAWANE passed away on 6-12-1973, leaving behind him SURESH, SANJAY, MANGAL, SHOBHA, LATA and wife KUSUM as his legal heirs.
 10. Mutation Entry No. 1354 dated 11-5-1981 reflects that PADMAKAR GANPAT KARANJAWANE passed away on 27-6-1976, leaving behind him wife, SUBHADRABAI, sons SADASHIV, MAHADEO, MADHUKAR, and VIJAY as his only legal heirs.
 11. Mutation Entry No. 1377 dated 13-11-1981 reflects that INDUBAI and KAMLABAI, daughters of GANPAT KONDIBA KARANJAWANE, relinquished their right in the said properties, and preferred application to the concerned revenue authorities for deletion of their names from the revenue record.
 12. Mutation Entry No. 1378 dated 13-11-1981 reflects that PARVATIBAI, wife of GANPAT KONDIBA KARANJAWANE passed away, and has left her sons RAOSAHEB, DAGADU PADMAKAR, DATTATRAYA as her only legal heirs.
 13. Deed of Partition dated 24-8-1993 duly registered with the Sub-Registrar, Mulshi, Pune at Sr. No. 2157/1993 reflects that the said legal heirs as above namely RAOSAHEB, DAGADU PADMAKAR, DATTATRAYA have partitioned all their properties amongst themselves, and allotted a specific 1/4th ascertained share in land bearing 57/1/1C totally admeasuring about 00 H 83.7 Are, i.e., about 20.93 Are each. This opinion is based on the representation that the names of all legal heirs are duly entered in the record of rights or in the said Deed of Partition and there are no other legal heirs or claimants.



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14. Mutation Entry No. 2503 and 2504 dated 7-12-1995 and Mutation Entry No. 2816 dated 18-3-1997 reflect that the branches of DAGADU and DATTATRAYA GANPAT KARANJAWANE have sold their share in land bearing S. No. 57/1/1/C to ASHWINI TARATE and others.
15. Sale Deed dated 31-3-1998 duly registered with the Sub-Registrar, Mulshi, at Sr. No. 1869/ 1998, executed by SHRI RAOSAHEB GANPAT KARANJAWANE AND OTHERS reflects that certain land admeasuring about 10.41 Are out of S. No. 57/1/1C was sold by them to SMT SHOBHA BALASAHEB INGAWALE AND OTHERS.
16. Sale Deed dated 5-5-1998 duly registered with the Sub-Registrar, Mulshi, at Sr. No. 1393/1998 executed by SHRI RAOSAHEB GANPAT KARANJAWANE AND OTHERS reflects that the said owner sold certain land admeasuring about 10.41 Are out of S. No. 57/1/1C to SMT SHOBHA BALASAHEB INGAWALE AND OTHERS.
17. Mutation Entry No. 3261 dated 21-7-1998, and Mutation Entry No. 3262 dated 21-7-1998 have given effect to the above sale transaction, and accordingly, the names of SHOBHA BALASAHEB INGAWALE, BALASAHEB INGAWALE, RAMCHANDRA LAXMAN BHOSALE, and BAPU BABU JAWALE were entered into the revenue record as the owners of 20.92 Are out of land bearing S. No. 57/1/1 C.
18. Mutation Entry No. 3548 dated 4-11-1999 gives further effect to Mutation Entry No. 1354, and instead of SADASHIV as Karta, the names of the other legal heirs were also entered in the revenue record.
19. Mutation Entry No. 3748 dated 7-11-2000 reflects that the Taluka Inspector of Land Records, Mulshi, has passed certain orders whereby it was ordered that the various transactions effected in certain lands including S. No. 57/1 should be given specific effect by assigning new survey numbers and accordingly, the



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land purchased by SMT SHOBHA INGAWALE AND OTHERS was allotted S. No.57/1/9, and the land to the share of SADASHIV PADMAKAR KARANJAWANE AND OTHERS was allotted S. No. 57/1/10.

20. Mutation Entry No. 4005 dated 26-3-2002 reflects that SADASHIV PADMAKAR KARANJAWANE passed away on 30-6-2001 and the names of his wife MANGAL, son SANDEEP and daughter SARIKA were entered in the revenue record as his legal heirs.
21. The Extract of Gat Map of S. No. 57 dated 27-3-2006 provided reflects that the boundaries of the entire S. No. 57 are finalized in the survey records. I am further informed by the querist that the said map is not challenged before any appellate authority.
22. Irrevocable Power of Attorney dated 19-9-2007 duly registered with the Sub-Registrar, Haveli No. 9, at Sr. No. 8089 and the Development Agreement, issued by RAMCHANDRA LAXMAN BHOSALE AND ONE OTHER to SMT SHOBHA BALASAHEB INGAWALE AND ONE OTHER, reflects that SMT SHOBHA BALASAHEB INGAWALE AND BALASAHEB INGAWALE are duly entitled to deal with land bearing S. No. 57/1/9.
23. The Demarcation Map dated 12-11-2007 issued by the Taluka Inspector of Land Records, Mulshi, Pune, reflects the boundaries of the subject matter properties, and I am further informed by the querist that the said map is not challenged before any appellate authority.
24. Public Notice was issued by Adv Chinmay Vaidya in Daily Prabhat newspaper as on 18-9-2010, and pursuant to the same Objection dated 29-9-2010 from Janata Sahakari Bank Ltd., regarding charge of the said bank on land bearing S. No. 57/1/9, Bavdhan, Pune was received. Upon receipt of said objection said charge of said Bank was redeemed vide Deed of Redemption of Mortgage registered in the Office of Sub Registrar Haveli No.1 at Serial No. 11007/2010 on 04/12/2010 and the charge of the Janata Sahakari Bank Ltd is completely



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satisfied and the charge of said Bank appearing in the other rights coloumn of
7/12 extract of said S No. 57/1/9, 57/1/10 was removed vide ME No. 5284.

25. The Sale Deed dated 03.12.2010 executed between Mangal S. Karanjawane, Balasaheb N. Ingawale and others and M/s Rishikesh Realty registered in the Office of Sub Registrar Haveli No.1 at serial No. 11010/2010 on 04.12.2010, reflects that the original owners have transferred all their right title and interest in the said lands to M/S RISHIKESH REALTY, a partnership firm, through its partners as specified in the said Sale Deed.
26. The Mortgage Deed dated 04.12.2010 as executed between Mr. Raju Bidri and Samarth Sahakari Bank Ltd, Solapur, Shivaji Nagar Br. Pune, with M/s Rishikesh Realty as consenting party, registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 11017 on 04.12.2010, the Mortgage Deed dated 04.12.2010 as executed between Mr. Sandeep Sane and Samarth Sahakari Bank Ltd, Solapur, Shivaji Nagar Br. Pune, with M/s Rishikesh Realty as consenting party, registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 11018 on 04.12.2010, and the Mortgage Deed in respect of said land dated 04.12.2010 as executed between M/s Rishikesh Realty and Samarth Sahakari Bank Ltd, Solapur, Shivaji Nagar Br. Pune, registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 11019 on 04.12.2010, reflect that the said partners of M/S RISHIKESH REALTY have mortgaged the said property with the Samarth Sahakari Bank Ltd, Solapur, Shivaji Nagar Br. Pune, on the terms and conditions as specified in the said instruments.
27. From the perusal of ME Nos. 5286, 5287, 5288 it appears that name of Samarth Sahakari Bank Ltd, Solapur, Shivaji Nagar Br. Pune was mutated in the 7/12 extract of S No. 57/1/9, 57/1/10, Bavdhan Khurd.
28. From the perusal of Deed of Reconveyance bearing registration no. 3705/2013, registered in the SRO No. 13, Pune it appears that said M/s Rishikesh Realty repaid the entire loan and charge of said Samarth Sahakari Bank Ltd, Solapur,



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Shivaji Nagar Br. Pune was fully completely satisfied and the charge of said bank in other rights column of 7/12 extract of S No. 57/1/9, 57/1/10, Bavdhan Khurd was removed vide ME No. 5617 read with ME No. 6684.

29. From the perusal of Mortgage Deed bearing registration no. 3706/2013, registered in the SRO No. 22 Pune it appears that said M/S RISHIKESH REALTY had mortgage said land bearing S No. 57/1/9, 57/1/10 situated at Village Bavdhan Khurd, Mulshi, Pune to Solapur Janata Sahkari Bank Limited, Kothrud Branch, Pune and the charge of said Bank was recorded in the other rights column of S No. 57/1/9 and 57/1/10 Bavdhan Vide ME No. 5618.

30. Upon full satisfaction of charge said Bank vide Deed of Reconveyance bearing registration no. 3861/2014, registered in the SRO No. 21, Pune read with Deed of Reconveyance bearing registration no. 3362/2023, SRO No. 21, Pune has released its charge from the said Lands and the name of Solapur Janata Sahkari Bank Limited, Kothrud Branch appearing on 7/12 extract was removed vide ME No. 6663.

31. From the perusal of ME No. 6671 it appears that charge of VAT and Sales Tax appearing on the 7/12 extract was removed.

32. From the perusal of copy of Sanctioned vide commencement certificate no. 1194/11, dated 29.06.2011 revised vide Commencement Certificate bearing no. CC/2772/12, dated 26.12.2012 it appears that said M/s Rishikesh Reality procured sanction to the building layout and building plans in respect of building by the name Seraph Supremus A Wing then to be constructed on the said Land bearing S No. 57/1/9, 57/1/10, Bavdhan Khurd.

33. From the perusal of NA order dated 17.07.2012, bearing no. PMA/NA/SR/562/11 it appears that said Developer procured conversion of user of said Land from Agriculture to Non Agriculture.



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34. From the Completion certificate issued by the Municipal Corporation of Pune vide no. OCC/0466/14, dated 05.07.2014 it appears that said M/s Rishikesh Realty has procured completion certificate in respect of said Wing A, in Seraph Supremus Building.
35. That during the stages of construction said M/s Rishikesh Realty has sold various tenements, flats, units in the Seraph Supremus A Wing to various prospective purchasers vide respective Agreements for Sell.
36. From the perusal of Registration certificate in the name of SERAPH SUPREMUS SAHKARI GRUHARACHANA SANSTHA MARYADIT, bearing registration no. PNA/PNA/HSG/(TC)/15017/13-14 as on 25.03.2014, under the provisions of Maharashtra Co-operative Societies Act, 1960 and rules made thereunder it appears that said Developer has formed the Society comprising of Wing A and Wing B. The said Society has given consent to the said Developer to undertake construction of Wing B on the said Land.
37. I have been informed that SCS No. 1044/2012 in respect of said Lands is pending in respect of S No 57/1/9, 57/1/10 before the Hon'ble CJSD, Pune and is filed by Ms. Chaya R Deshmukh against Ms. Subhadrabai P. Karanjawane and others and presently no injunction or stay order is pending in the said Suit.
38. I have conducted search in respect of said Lands on the official website of ICR Maharashtra and I have found transactions pertaining to the sale and mortgage in favour of and by M/S RISHIKESH REALTY are duly registered as above.

Pune

Dated 09/11/2023

Kedar Deshpande.

ADVOCATE.

