

**Date: 29.07.2022**

**FORMAT - A**  
**(Circular No. 28 /2021)**  
**LEGAL TITLE REPORT**

To,  
Maha RERA

**Sub:** All that piece and parcel of area admeasuring 1H 80.84 Are from and out of land bearing Gat No. 231 totally admeasuring 2 H.17 R (including potkharaba admeasuring 37 Ares) situated at Mouje Borhadwadi (Borhadewadi), Pune, Taluka - Haveli, District Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District - Pune (Hereinafter referred to as the "**Said Land**").

I have investigated the title of the said land on the request of Sachin Rikhablal Bhandari, an authorised partner of **M/S.SPECTRUM REALTY** a Partnership Firm registered under the provisions of the Indian partnership Act 1932, and having its registered office at 201, B. A. Gateway, Plot No.4, CTS No. 1620, Near Sakal Nagar Gate No.1, Baner Road, Aundh, Pune 411 007. (hereinafter called as the said "**Promoter/Developer**").

**I. DESCRIPTION OF THE PROPERTY:**

**'SCHEDULE'**

(Description of the Said Land/Said Property)

All that piece and parcel of area admeasuring 1H 80.84 R from and out of land bearing Gat No. 231 totally admeasuring 2 H. 17 R (including potkharaba admeasuring 37 R) situate at Mouje Borhadwadi (Borhadewadi), Pune, Taluka - Haveli, District Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District - Pune and is bounded as under :

On or towards East : By adjacent Gat No. 240+242

On or towards South : By 24 Mtrs. Wide D. P. Road and  
Remaining part of Gat No. 231

On or towards West : By adjacent Gat.No. 230

On or towards North : By proposed 18 Mtr. Wide Road

Together with all rights, easements, liberties, privileges, hereditaments and appurtenances appurtenant thereto. (hereinafter collectively referred to as the said "**LAND**")

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:**

Sr. No.	Sub-Regi Haveli. No.	Document Type	Parties	Document Number and Date
1.	15	Development Agreement dtd.05/04/2013	Tukaram Raghunath Saste along with his family members in favour of M/s. Spectrum Realty.	2664/2013 06/04/2013
2.	15	Power of Attorney dtd.05/04/2013	Tukaram Raghunath Saste along with his family members in favour of M/s. Spectrum Realty.	2665/2013 06.04.2013
3.	18	Tabe sathe khat (Agreement for Sale with Possession) dtd: 12.06.2014	Tukaram Raghunath Saste along with his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.Mr. Sakharam Raghunath Saste also joined the said Tabe Sathe khat as Consenting Party.	4028/2014 12.06.2014
4.	18	Power of Attorney dtd.12.06.2014	Tukaram Raghunath Saste along with his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.Mr. Sakharam Raghunath Saste also joined the said Tabe Sathe khat as Consenting Party.	4029/2014 12.06.2014
5.	15	Sale Deed dtd.17.04.2015	Tukaram Raghunath Saste along with his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein. Sakharam Raghunath Saste also joined the said Tabe Sathe khat as Consenting Party.	3486/2015 18.04.2015
6.	15	Sale Deed dtd. 18.04.2015	Tukaram Raghunath Saste and Sakharam Raghunath Saste along with his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	3487/2015 18.04.2015
7.	05	Possession Receipt dtd. 19/05/2018	Tukaram Raghunath Saste along with his family members and the legal heirs of late Sakharam Raghunath Saste i.e. the Consenting Party herein through power of Attorney holder M/s. Spectrum Realty i.e. the Promoter have granted the possession in respect of an area admeasuring 915.94 Sq. Mtrs. i.e. 9.16 R reserved for amenity	3635/2018 19.05.2018

			space from and out of the 90 R in favour of Pimpri Chinchwad Municipal Corporation towards road widening.	
8.	18	Correction Deed dated 24/09/2018	Tukaram Raghunath Saste, Sakharam Raghunath Saste and his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	12165 /2018 25/09/2018
9.	18	Power of Attorney dtd.25.09.2018	Tukaram Raghunath Saste, Sakharam Raghunath Saste and his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	12180/2018 25.09.2018
10.	18	Sale Deed dated dtd.24/09/2018	Tukaram Raghunath Saste, and his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	12167/2018 25.09.2018
11.	18	Confirmation Deed/Supplementary Deed dated 25.09.2018	Tukaram Raghunath Saste, and his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	12181/2018 25.09.2018
12.	18	Confirmation Deed/Supplementary Deed dated 25.09.2018	Tukaram Raghunath Saste, and his family members in favour of M/s. Spectrum Realty i.e. the Promoter herein.	12183/2018 25.09.2018

**3. 7/12 EXTRACTS AND MUTATION ENTRIES:**

- VF No.7/7A/12 pertaining to the said Land for the year 1993-2022.  
1,280,1137,1537,4799,5365,5366,5411,5880,5881,6330,6581,6633,6653,6791,6857,7210,  
7308,7552.

**4. SERACH REPORT FOR 30 YEARS FROM 1993 TILL DATE:**

Search & Title Report for 30 years from 1993 to till date taken from Sub-Registrar office at I to XXVII and online search available on official website of Inspector General of Registration, Maharashtra, i.e <https://igrmaharashtra.gov.in>.

5. On perusal of the above-mentioned documents, said search and title reports and all other relevant documents relating to title of the said land, I am of the opinion that:

- a) by virtue of Development Agreement and Power of Attorney dt. 05.04.2013 and Correction deed and Power of Attorney dated 24.09.2018 executed in respect thereof and the aforesaid Possession Receipt dated 19.05.2018 executed in favor of the PCMC, the said promoter has acquired development rights in respect of land area admeasuring 00H. 80.84 R.

- b) by virtue of Sale Deeds dated 17.04.2015 and 24.09.2018 the said promoter has acquired ownership in respect of land area admeasuring 100 R out of Gat No. 231, Borhadewadi, Taluka Haveli, District – Pune.
- c) the said Developer is entitled to develop the said land, construct building/s thereon in accordance with the sanctioned building plans, and to dispose the units therein, to any intending purchaser.
- d) there are no encumbrances upon the said land or the project save and except pending litigations and the mortgage deeds executed with the State Bank of India mentioned in separate list.

**6. Owners of the land-**

Land owned by M/s Spectrum Realty	1 H 00 R
Land owned by Tukaram Raghunath Saste and Legal heirs of Sakharam Raghunath Saste (out of which M/s Spectrum Realty acquired development right in respect of area admeasuring 00 H 90 R subject to area handed over to PCMC in respect of road widening)	1 H 7.84 R
Area of the land acquired by PCMC in road widening	00 H 9.16 R
<b>Total Area as per 7/12 extract of the Gat No.231 (including potkharaba admeasuring 37 R)</b>	<b>2 H.17 R</b>

**7. Qualifying remark-**

The title of the said land is subject to the:

- pending litigations (*mentioned hereunder separately*)
  - the mortgage deeds executed with the State Bank of India (*mentioned in separate list*).
  - the rights created/to be created of various purchasers purchasing the housing units (flats) and charges created/to be created by home loan lenders financing to the purchasers on their respective flat.
- 8.** The report reflecting the flow of the title of M/s Spectrum Realty and Development rights of M/s Spectrum Realty in the said land is enclosed herewith as Annexure.

*Note: All documents submitted for my perusal are photocopies*

Place: Pune



*Dhanraj Chavan*  
ADVOCATE

Date: 29.07.2022

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**FLOW OF THE TITLE OF THE SAID LAND**

**1. Copy of 7/12 extract as on date of application for registration.**

following entries appears on perusal of the 7/12 extract of the said land:

- i. M/s. Spectrum Realty in respect of land area admeasuring 1 H 00 R,
- ii. Tukaram Raghunath Saste and Legal heirs of Sakharam Raghunath Saste in respect of land area admeasuring 1 H 7.84 R (including potkhraba),
- iii. PCMC in respect of area admeasuring 00 H 9.16 R.

**2. Mutation Entry No's:**

1,280,1137,1537,4799,5365,5366,5411,5880,5881,6330,6581,6633,6653,6791,6857,7210,  
7308,7552.

**3. Search & Title Report for 30 years from 1993 to till date taken from Sub-Registrar office at I to XXVII and online search available on official website of Inspector General of Registration, Maharashtra, i.e <https://igrmaharashtra.gov.in>**

**4. Flow of the Title of the said land**

- a) It is seen that Tukaram Raghunath Saste along with his family members, Sakharam Raghunath Saste along with his family members and Shakubai Baban Tapkir executed a Development Agreement on 05.04.2013 and thereby entrusted development rights in respect of an area admeasuring 1 H 20 R out of Gat No. 231 in favor of the said promoter. The said Development Agreement is registered in the office of Sub-registrar Haveli No.15 at Serial No. 2664/2013 on 06.04.2013.
- b) It is seen that Tukaram Raghunath Saste along with his family members, Sakharam Raghunath Saste along with his family members and Shakubai Baban Tapkir executed a Power of Attorney on 05.04.2013 in favor of the said promoter. The said Power of Attorney is registered in the office of Sub-registrar Haveli No.15 at Serial No.2665/2013 on 06.04.2013.
- c) It is seen that Tukaram Raghunath Saste along with his family members executed a Tabesathekhat on 12.06.2014 in respect of land area admeasuring 00 H 20 R out of the said land in favor of the said promoter. Sakharam Raghunath Saste also joined the said Tabesathekhat as Consenting Party and has thereby confirmed the said document without

consideration. The said Tabesathekhat is registered in the office of Sub-registrar Haveli.No.18 at Serial.No.4028/2014 on 12.06.2014.

- d) It is seen that in furtherance of said Tabesathekhat Tukaram Raghunath Saste along with his family members executed a Power of Attorney on 12.06.2014 in respect of land area admeasuring 00 H 20 R out of the said land in favor of the said promoter. Sakharam Raghunath Saste also joined the said Tabesathekhat as Consenting Party and has thereby confirmed the said document without consideration. The said Tabesathekhat is registered in the office of Sub-registrar Haveli.No.18 at Serial.No.4029/2014 on 12.06.2014.
- e) It is evident from **Mutation Entry No. 5881** that as per terms of said Tabesathekhat dated 12.06.2014 Tukaram Raghunath Saste along with his family members executed a Sale deed on 17.04.2015 in respect of land area admeasuring 00 H 20 R out of the said land for which earlier Tabesathekhat was executed in favor of the said promoter. Sakharam Raghunath Saste also joined the said Sale Deed as Consenting party and has thereby confirmed the said document without consideration. The said Sale Deed is registered in the office of Sub-registrar Haveli.No.15 at Serial. No. 3486/2015 on 18.04.2015. Accordingly, name of the said promoter is mutated on 7/12 extract said land area admeasuring 20 R.
- f) It is evident from **Mutation Entry No.5880** that Tukaram Raghunath Saste along with his family members and Sakharam Raghunath Saste along with his family members executed a sale deed in respect of an area admeasuring 50 R in favor of the said promoter. The said Sale Deed is registered in the office of Sub-registrar Haveli.No.15 at Serial. No.3487/2015 on 18.04.2015. Accordingly, name of the said promoter is mutated on 7/12 extract said land area admeasuring 50 R.
- g) It is evident from **Mutation Entry No. 6633** that Tukaram Raghunath Saste along with his family members and legal heirs of late Sakharam Raghunath Saste through power of attorney holder M/s. Spectrum Realty represented by its partners have granted the possession in respect of an area admeasuring 915.94 Sq.mtrs i.e 9.16 R reserved for amenity space from and out of the 90 R of the land in respect of which Development rights are granted to the said promoter, by executing Possession Receipt dated 19.05.2018 in favor of Pimpri Chinchwad Municipal Corporation towards road widening. is duly registered in the office of Sub Registrar Haveli No.5 at Serial. No.3635/2018 on the same day. Accordingly, the name of PCMC is mutated in the revenue and other records of the said land in respect of an area admeasuring 9.16 R. Eventually the area in respect of which Development rights are acquired the said promoter is reduced from 90 R to 80.84 R.
- h) It is seen that by executing Correction Deed dated 24.09.2018 , Tukaram Raghunath Saste along with his family members and legal heirs of late Sakharam Raghunath Saste unto and in

favor of the said promoter in respect to the Development Agreement dated 05.04.2013 the area granted by Mr. Tukaram Raghunath Saste and his family members for Development in respect thereof is reduced/corrected from 60 Are to 30 Are. Accordingly, the Development rights in respect of an area admeasuring 90 Are from and out of the said land was granted in favor of the Promoter by virtue of the Development agreement dated 04.04.2013 and Correction Deed dated 25.09.2018. The said Correction deed is duly registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 12165/2018 on 25.09.2018.

i) It is seen that in furtherance of the said Correction Deed, Tukaram Raghunath Saste along with his family members and legal heirs of late Sakharam Raghunath Saste has executed a Power of Attorney on 24.09.2018 in respect thereof in favor the said promoter. The said Power of Attorney is registered in the office of Sub-registrar Haveli No. 18 at serial No. 12180/2018 on 25.09.2018.

j) It is evident from **Mutation Entry No. 6791** Tukaram Raghunath Saste along with his family members executed a Sale Deed dated 24.09.2018 in respect of an area admeasuring 30 R in favor the said promoter. The legal heirs of late Sakharam Raghunath Saste joined the said Sale Deed as Confirming Party. The said Sale Deed is registered in the office of Sub-registrar Haveli No. 18 at serial No. 12167/2018 on 25.09.2018. Accordingly, name of the said promoter is mutated on the 7/12 extract of said land for an area admeasuring 30 R.

k) That Confirmation Deed/Supplementary Deed dated 25.09.2018 is executed by Tukaram Raghunath Saste along with his family members unto and in favor of the said promoter in respect to the Sale Deed dated 17.04.2015 the consideration in respect of the said Sale Deed is reduced from Rs.5,30,00,000/- to Rs.4,42,00,000/-. The said Confirmation deed is duly registered in the Office of Sub Registrar Haveli No. 18 at Sr.No.12181/2018 on 25.09.2018.

l) That Confirmation Deed/Supplementary Deed dated 25.09.2018 is executed by Tukaram Raghunath Saste along with his family members unto and in favor of the said promoter in respect to the Sale Deed dated 17.04.2015 the consideration in respect of the said Sale Deed is reduced from Rs.1,95,00,000/- to Rs.1,55,00,000/-. The said Confirmation deed is duly registered in the Office of Sub Registrar Haveli No. 18 at Sr.No.12183/2018 on 25.09.2018.

**5. Any other relevant title –**

a. M/s. Spectrum Realty executed Agreement for Grant of Easement of Right of Way in favor of M/s. VTB realities. The said Document Agreement dated 03.10.2020 is registered with the Sub-Registrar, Haveli No.23 at serial No.12384/2020 on 03.10.2020.

b. It is seen that lease deed dated 09.02.2021 executed by Maharashtra State Electricity Distribution Company Ltd in favor of M/s. Spectrum Realty. The said lease deed dated 09.02.2021 is registered with the Sub-Registrar, Haveli No.19 at serial No.2151/2021

on 12.02. 2021.Effect of the same given on 7/12 extract in other rights column vide Mutation .  
Entry no.7552.

6. Following Litigations are pending:

Sr. No	Case No.	Forum	Name of Plaintiff	Name of Defendant
1	S.C.S.No. 1542/2014	Civil Judge, Senior Division, Pune	Shakubai Baban Tapkir	Spectrum Realty and ors
2	R. C. S. No. 721/2017	Civil Judge, Senior Division, Pune	Baban Kisan Saste	Tukaram Saste, Spectrum Realty and Ors

Place: Pune



*Dhanraj Chavan*  
ADVOCATE

Housiey.com

**DHANRAJ B. CHAVAN**  
**ADVOCATE**

S. No. 13/6, Shivane,  
Haveli, Pune 411 023.  
9372750042

**Date: 29.07.2022**

**ENCUMBRANCES**

I have come across following encumbrances in respect of the captioned land:

1. The Promoter has availed project loan from State Bank of India by way of Mortgage Deed dated 19.03.2020 registered with the Sub-Registrar, Haveli No.15 at Serial No.5285/2020 on 19.05.2020.
2. The Further Charge created with registered instrument dated 03.02.2022 registered with the Sub-Registrar, Haveli No.19 at serial No.2630/2022 on 15.02.2022.
3. the rights created/to be created of various purchasers purchasing the housing units (flats) and charges created/to be created by home loan lenders financing to the purchasers on their respective flat.

Place: Pune



