

ATRE AND ASSOCIATES

Adv. Geeta Atre- Kaujalgikar

B.SL.LL.B. LLM

C, Krishnanagar, Erandawana Gaothan, Pune 411004

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FORMAT A

(CIRCULAR NO. 28/2021)

12.11.2024

To,

Maharashtra Real Estate Regulatory Authority,

Plot No.C-21, E-Block, Bandra Kurla Complex,

Bandra East

Mumbai: 400 051

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to the land area admeasuring 2900 Sq.mtrs carved out of the larger land admeasuring 122000 Sq.mts bearing City Survey Number 1571 (formerly S.no 89A/2 and S.no 89A/9) situated at village Mundhwa, Taluka Haveli, District Pune (hereinafter referred as the 'Said Property')

Boundaries of the Said Property: -

On or towards the East : By Survey number 89 of Suresh Bajaj and Rajendra Dhole Patil

On or towards the South : By Survey number 89 of Jayprakash Jaganath Girme and others

On or towards the West : By Survey number 89 of 12 meter service road (Magarpatta Bridge road)

On or towards the North : By Survey number 89 property of Mr. Rajendra Kisan Pathare and others.

I have investigated the title of the Said Property on the request of Trustfort Realty LLP, a registered Limited Liability partnership firm, registered under the Limited Liability Partnership Act, 2008 and having its registered office at, B-21, Royal Vista Palace Orchid Co-operative Housing Society, NIBM Road, Undri, Pune 411060 represented through its Designated Partner Mayur Joshi and Designated Partner Roshan Lodha (hereinafter referred to as the said 'DEVELOPER'),

1. DESCRIPTION OF THE PROPERTY. -

All that piece & parcel free hold land admeasuring 2900 Sq.mtrs carved out of the larger land admeasuring 122000 Sq.mts bearing City Survey Number 1571 (formerly S.no 89A/2 and S.no 89A/9) situated at village Mundhwa, Taluka Haveli, District Pune and which contiguous block of land is bounded as follows:

On or towards the East : By Survey number 89 property of Mr. Suresh Bajaj and Mr. Rajendra Dhole Patil.



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On or towards the South : By Survey number 89 property of Mr. Jayprakash Jaganath Girme and others.
On or towards the West : By Survey number 89 of 12 meter service road (Magarpatta Bridge road)
On or towards the North : By Survey number 89 property of Mr. Rajendra Kisan Pathare and others.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT -

- i) The Development Agreement dated 04.05.2023, registered in the office of sub registrar Haveli No. 15 at serial no. 8727/2023 on the same day executed by the Owners, Ashok Dhondiba Pathare, Manoj Dhondiba Pathare, Sunita Kailas Kamathe, Swati Nagesh Sawant and Parvati Dhondiba Pathare in respect of the Said Property No.1 and by Rajendra Kisan Pathare, Prakash Kisan Pathare, Anita Raju Kawade and Surekha Kailas Devkar in respect of the Property No. 2, in favour of the Said Developer and granted the development rights in respect of the said Property, for the consideration and in the manner stated therein.
- ii) In furtherance of the aforementioned Development Agreement, the aforementioned landowners also executed a Power of Attorney dated 04.05.2023, registered in the office of sub registrar Haveli No. 15 at serial no. 8727/2023 on the same day in favour of the Said Developer, thereby enabling the attorney to undertake the acts, deeds and things mentioned therein.
- iii) Photocopy of 7/12 extracts of Survey No.89/2A, for the years 1991 to 2004
- iv) Photocopy of 7/12 extracts of Survey No.89/2A, for the years 2005 to 2016
- v) Photocopy of 7/12 extracts of Survey No.89/2A, for the years 1991 to 2004
- vi) Photocopy of 7/12 extracts of Survey No.89/2A, for the years 2005 to 2016
- vii) Photocopies of all relevant Mutation Entry Extracts (Form No.6D)
- viii) Photocopy of City Survey Extract of City Survey No.1571,
- ix) Photocopies of Mutations recorded on City Survey Extract bearing No 1571
Photocopy of Zone Certificate dated 11.03.2022

3. COPIES OF 7/12 EXTRACT OR PROPERTY CARD

MUTATION ENTRY NO. 1661, 11384, 13913, 2429, 3083, 5005 and
MUTATION ENTRY NO - 587 and 766 IN PRC

4. SEARCH REPORT FOR 30 YEARS FROM.1993 TO 2023.

I have conducted the online search in respect of the Said Property for a period of 30 years i.e from 1993 to 2023, vide receipt for search bearing GRN No. MH016996820202223P, dated 19.03.2023. and vide receipt for search bearing GRN No. MH008325564202425P, dated 16.09.2024. As per e-records which were available on "igrmaharashtra.gov.in" website, I did not find any adverse transaction thereof, except transaction mentioned in the said report.



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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 the following owners and the developer M/s. Trustfort realty and Infra LLP is clear, marketable and without any encumbrances.

Owners of the Land

<u>CTS No.</u>	<u>Area (in Sqr. Mtrs.)</u>	<u>DA(POA)</u>	<u>Owners of Land</u>	<u>Developer</u>
<u>1571</u>	<u>2386.39</u>	<u>DA(8727/2023)</u> <u>POA(8728/2023)</u>	1. Ashok Dhondiba Pathare 2. Manoj Dhondiba Pathare 3. Parvati Dhondiba Pathare 4. Rajendra Kishan Pathare 5. Prakash Kisan Pathare 6. Anita Rajeev Kavade 7. Surekha Kailash Devkar 8. Sunita Kailash Kamate 9. Swati Nagesh Sawant	M/s. Trustfort realty and Infra LLP

Qualifications Comments/Remarks: - NA

3) The report reflecting the flow of the title of the abovementioned owners and the developer M/s. Trustfort realty and Infra LLP on the said land is enclosed herewith as annexure.



Geeta Atre
Adv.
Geeta Atre Kaujalgikar
Advocate
12/11/2024

Date:12/11/2024

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(CIRCULAR NO. 28/2021)

THE FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 EXTRACT/P.R. CARD AS ON DATE OF APPLICATION FOR REGISTRTRION.

<u>CTS No.</u>	<u>Area (in Sqr. Mtrs.)</u>	<u>DA(POA)</u>	<u>Owners of Land</u>	<u>Developer</u>
<u>1571</u>	<u>2386.39</u>	<u>DA(8727/2023)</u> <u>POA(8728/2023)</u>	1. Ashok Dhondiba Pathare 2. Manoj Dhondiba Pathare 3. Parvati Dhondiba Pathare 4. Rajendra Kishan Pathare 5. Prakash Kisan Pathare 6. Anita Rajeev Kavade 7. Surekha Kailash Devkar 8. Sunita Kailash Kamate 9. Swati Nagesh Sawant	M/s. Trustfort realty and Infra LLP

**2. MUTATION ENTRY NO. 1661, 11384, 13913, 2429, 3083, 5005 and
MUTATION ENTRY NO - 587 and 766 IN PRC**

A. S.no 89A/2, Mundhava, Taluka Pune City, District Pune

- i. The Land admeasuring 00 H 29 R of land bearing Survey No. 89A, Hissa No.2 situated at Village Mundhva, Taluka Haveli District Pune and situated within the limits of Pune Municipal Corporation. Hereinafter referred to as '**Subject Property 1**'



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ii. On perusal of mutation entry bearing no 1661 dated 10.11.1949, it is seen that Tukaram Sakharam Pathare died on 20.09.1949 leaving behind his following heirs and legal representatives:

Sons : Dhondiba Tukaram Pathare - and

widow : Anusayabai Tukaram Pathare

and Other co-owners names were continued as per Waras Register of S.no 89A/7

iii. On perusal of mutation entry bearing no 11384 dated 09.06.2011, it is seen that Dhondiba Tukaram Pathare died on 08.02.2009 leaving behind his following heirs and legal representatives:

Sons : Ashok Dhondiba Pathare

: Manoj Dhondiba Pathare

Married Daughters : Sunita Kailas Kamathe

: Swati Nagesh Sawant

widow : Parvati Dhondiba Pathare

iv. On perusal of mutation entry bearing no 13913 dated 23.05.2018, it is seen that with the Order issued by Town Planning Officer No. 2. Pune City issued Order No. JA.Kra. 652 N.Bhu/ Dual entry closed/ Mundhwa/ 2018, dated 17/5/2018 and Hon'ble Tehsildar Pune City letter no.Hakkanondani/ Kavi/ 539/ 18 dated 17/5/2018, a dual system of 7/12 extract and Property Card/ City Survey Extract in respect of land included under non- agricultural use in the municipal area, the 7/12 record was closed in respect of such lands and the reasons for closing the 7/12 record of that property were recorded as per the said order.

B. S.no 89A/9, Mundhava, Taluka Pune City, District Pune

i. On perusal of mutation entry bearing no 11384 dated 09.06.2011, it is seen that



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- ii. The Land admeasuring 00 H 24 R of land bearing Survey No. 89A, Hissa No.9 situated at Village Mundhva, Taluka Haveli District Pune and situated within the limits of Pune Municipal Corporation Hereinafter referred to as "Subject Property 2"
- iii. On perusal of mutation entry bearing no 2429 dated 26.08.1964, it is seen that Kondiba Genu Pathare died on 18.08.1955 leaving behind his only son Kisan Kondiba Pathare.
- iv. On perusal of mutation entry bearing no 3083, it is seen that the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 was made applicable to Village Mundhva.
- v. On perusal of mutation entry bearing no 5005 dated 4.11.1995, it is seen that, Rajkumar C Behar has purchased area admeasuring about 00H 13 Are out of area admeasuring 00 Hectar 24 Are out of land bearing Survey No. 89A/9 from Kisan Kondiba Pathare along with consent of Rajendra Kisan Pathare and Prakash Kisan Pathare vide Sale deed dated 04.05. 1995 registered in the office of sub registrar at Haveli no.3 at serial No 3527/1995
- vi. On perusal of mutation entry bearing no 13913 dated 23.05.2018, it is seen that with the Order issued by Town Planning Officer No. 2. Pune City issued Order No. JA.Kra. 652 N.Bhu/ Dual entry closed/ Mundhwa/ 2018, dated 17/5/2018 and Hon'ble Tehsildar Pune City letter no.Hakkanondani/ Kavi/ 539/ 18 dated 17/5/2018, a dual system of 7/12 extract and Property Card/ City Survey Extract in respect of land included under non- agricultural use in the municipal area, the 7/12 record was closed in respect of such lands and the reasons for closing the 7/12 record of that property were recorded as per the said order.

C. City Survey No. 1571, Mundhava, Taluka Pune City, District Pune

- i. On perusal of mutation entry no 587 dated 19.06.2019, it is seen that, the recording of village form no. 7/12 extract was closed vide mutation entry no. 13913, thus names of Rajendra Kisan Pathare, Prakash Kisan Pathare, Anita Raju Kavade and Surekha Kailas Devkar as owners for area admeasuring 1100 Sq.mtrs and the name of Rajkumar C. Behar as a owner for area 1300 Sq.mtrs were mutated in the city survey record.



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- ii. On perusal of mutation entry no 766 dated 11.03.2020, it is seen that, the recording of village form no. 7/12 extract was closed vide mutation entry no. 13913, thus names of Ashok Dhondiba Pathare, Manoj Dhondiba Pathare, Parvati Dhondiba Pathare, Sunita Kailas Kamathe and Swati Ganesh Sawant as Owner were mutated in the city survey record.

3. SEARCH REPORT FOR 30 YEARS FROM.1993 TO 2024, TAKEN FROM SUB-REGISTRAR OFFICE AT HAVELI, PUNE.

I have conducted the online search in respect of the Said Property for a period of 30 years i.e from 1993 to 2023, vide receipt for search bearing GRN No. MH016996820202223P, dated 19.03.2023. and vide receipt for search bearing GRN No. MH008325564202425P, dated 16.09.2024. As per e-records which were available on "igrmaharashtra.gov.in" website, I did not find any adverse transaction thereof, except transaction mentioned in the said report.



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4. ANY OTHER RELEVANT TITLE

- I. By and under Development Agreement dated 04.05.2023, registered in the office of sub registrar Haveli No. 15 at serial no. 8727/2023 on the same day the Owners, Ashok Dhondiba Pathare, Manoj Dhondiba Pathare, Sunita Kailas Kamathe, Swati Nagesh Sawant and Parvati Dhondiba Pathare in respect of the Said Property No.1 and by Rajendra Kisan Pathare, Prakash Kisan Pathare, Anita Raju Kawade and Surekha Kailas Devkar in respect of the the Property No. 2, granted the development rights to the Said Developer in respect of the said Property, for the consideration and in the manner stated therein.
- II. In furtherance of the aforementioned Development Agreement, the aforementioned landowners also executed a Power of Attorney dated 04.05.2023, registered in the office of sub registrar Haveli No. 15 at serial no. 8727/2023 on the same day in favour of the Said Developer, thereby enabling the attorney to undertake the acts, deeds and things mentioned therein.

5. LITIGATION IF ANY- NA



Geeta Atre
Adv.

Geeta Atre Kaujalgikar
Advocate

12/11/2024



CHALLAN
MTR Form Number-6



GRN	MH016996820202223P	BARCODE			Date	19/03/2023-09:55:36	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Geeta Anand Kaujalgikar			
Location	PUNE			Flat/Block No.				
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		300.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Three Hundred Rupees Only			
Total		300.00		Words				
Payment Details		SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	10000502023031900025	3813419167227			
Cheque/DD No.		Bank Date	RBI Date	19/03/2023-09:56:23	Not Verified with RBI			
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID : 762665626

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822842692

सदर चलन "टाइम ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH008325564202425P	BARCODE			Date	16/09/2024-18:23:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	Other Items		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Geeta Anand Kaujalgikar			
Location	PUNE			Flat/Block No.				
Year	2024-2025 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030072201	SEARCH FEE		300.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Three Hundred Rupees Only			
Total			300.00	Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024091604639	0576689794525	
Cheque/DD No.				Bank Date	RBI Date	16/09/2024-18:23:36	19/09/2024	
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date	1016290 , 19/09/2024			

Department ID : 691252805

Mobile No. : 9822842692

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" गध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

