

MINAL GADHAVE

Advocate



4th Floor, City Square Building, Behind
Pride Hotel, Shivaji nagar, Pune-411005.

Mob No.7219223488

Email- minalgadhavewai4@gmail.com

FORMAT – A

To,
MahaRERA
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No: 33/20 B area about 5304.09 sq. mtr out of total land admeasuring about area 3 Hectare 95 Are situate at Village Bavdhan Khurd, Tal. Mulshi, Dist. Pune.

1. I have investigated the title of the said land on the request of M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors) following documents i.e., :-

I. PROPERTY DESCRIPTION:-

ALL THAT PIECE AND PARCEL OF PROPERTY bearing;

Survey No. (Corresponding. CTS No.)	Total Area Hectare – Are	Plot No. identified in title deed of Tentative/private	Area Hectare – Ares
33/20B	3 H 95 A		5304.09sq. mtr

Situated at Village Bavdhan Khurd, within the limits of Pune Municipal Corporation, Taluka Pune City, District Pune and within the limits of office of Sub Registrar Haveli and is bounded as under:

On or towards the East	:	Survey No. 26
On or towards the South	:	Survey No. 33
On or towards the West	:	Road
On or towards the North	:	Survey No.33

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Together with all appurtenances annexed thereto.

- II. The Documents of allotment of flat.**
 - III. Xerox copy of 7/12 extract and mutation entries issued by Talathi Office.**
 - IV. Take into consideration to search and title report given by Adv. Manasi S. Yende 1985 to 2015**
 - V. Search Report for 30 years from 1993 - 2023.**
2. By Sale Deed dated 30/04/1993 registered on 15/10/1995 in the Office of Sub-Registrar Mulshi at Sr. No. 2631/1995, Tukaram, Shankar, Devram and Laxman Genu Wede alongwith their family members and Shalubai Raghunath Gavade, Shanatabai Mahipati Dhumal sold land admeasuring 1 H 60 Ares to Mr. Ramesh Mohanalal Kasat, Jaiprakash Dagaduram Kasat, Vijay Mohanalal Kasat and Mr. Mukund Madalnadal Kasat and their names were mutation Entry dated 28/10/1994 bearing No.2348.
 3. It is seen from the Mutation Entry No. dated 06/10/1995 bearing no. 2471 that the Tahasildar by its Order dated 27/09/1995 bearing No. TaKa/Vashi/985/95 confirmed that the Nazarana Payable on NA use will be 50% of the government value.
 4. It is seen from the Order by Deputy Collector and Compere Authority No. II, Pune Urban Agglomeration, Pune dated 22/12/1997 in Case Nos. 411/412/413/414 RA &204/VE that the provisions of the Urban Land Celling and Regulation Act, 1976 are nor application to the said Land .
 5. It is seen that Mr. Ramesh Mohanalal Kasat, Jaiprakash Dagaduram Kasat, Vijay Mohanalal Kasat and Mr. Mukund Madanalal Kasat and others granted General Power of Attorney dated 24/07/1996 in favor of Mr. Mahendre Kashinath Rathi in respect of number of their properties including the land at Survey No. 33/20.

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6. It is seen from Mutation Entry dated 24/03/2005 bearing No.4391 that by Virtue of the Order of TILR dated 07/01/2005 (alongwith Falani Map in respect thereof bearing Nos. Mulashi/A.Ta/Po.Hi.Du/M.R.No.422/04, 424/04 and 4134/04), the land admeasuring 4 H 45 Ares at Survey No. 33/20 was sub-divided in to property bearing Survey No.33/20A admeasuring 50 Ares and property bearing Survey No. 33/20B admeasuring 3H 95 Area and the names of Mr. Ramesh Mohanalal Kasat, Jaiprakash Dagaduram Kasat, Vijay Mohanalal Kasat and Mr. Mukund Madanalal Kasat were mutated on the 7/12 Extract of land at Survey No. 33/20B.
7. It is seen by Development Agreement dated 04/02/2006 registered in the Office of Sub-Registrar Haveli No. IV at Sr. No. 872/2006 read with Deed of Correction Cum Confirmation dated 24/07/2014 registered in the Office of Sub-Registrar Haveli No. IXX at Sr. No. 7266/2014, Mr. Mukund Madanalal Kasat through their Power of Attorney Holder Mr. Mahendra Kashinath Rathi and legal heirs of Late Mr. Vijay Mohanalal Kasat with the consent of Mr. Rajesh Shriram Kasat and others through their Power of Attorney Holder Mr. Mahendra Kashinath Rathi granded Development Rights in respect of the Said Land in favor of M/S Hindustan Builders through its Partner Mr. Dilip Vishvanath Mehendale.
8. It is seen that Mr. Ramesh Mohanalal Kasat, Jaiprakash Dagaduram Kasat and Mr. Mukund Madanalal Kasat, Mr. Rajesh Shriram Kasat and others though their Power of Attorney Holder Mr. Mahendra Rathi and legal heirs of Late Mr. Vijay Mohanalal Kasat also granted Power of Attorney dated 04/02/2006 registered in the Office of Sub- Registrar Haveli No. IV at Sr. No.873/2006 read with Deed of Correction Cum Confirmation dated 24/07/2014 registered in the Office of Sub-Registrar Haveli No. IXX at Sr. No. 7267/2014.

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9. It is further seen from the Deed of Correction Cum Confirmation dated 24/07/2014 to the Development Agreement dated 04/02/2006 that:

- A. Lay out in respect of the land bearing Survey No. 33/9 to 12,14 to 25 was sanctioned by the Pune Municipal Corporation vide Commencement Certificate dated 13/05/2002 bearing no. 1516/D/611.
- B. However the said Lay-Out was never acted upon and no NA Permission was also obtained. As such the said Lay-Out and Commencement Certificate lapsed.
- C. That all the parties to the said Development Agreement confirmed that M/s Hindustan Builders was granted Development Rights in respect of the Said Land only and the same was granted only by Mr. Ramesh Kasat, Jaiprakash Kasat and legal heirs of Late Mr. Vijay Mohanalal Kasat.

10. It is further seen that by Sale Deed dated 12/08/2008 registered in the Office of Sub-Registrar Haveli No. IXX at Sr. No.5384/2008 read with Deed of Correction Cum Confirmation dated 24/07/2014 registered in the Office of Sub- Registrar Haveli No. IXX at Sr.No.7268/2014, Mr. Ramesh Kasat, Jaiprakash Kasat and Mr. Mukund Kasat through their Power of Attorney Holders Mr. Mahendra Kashinath Rathi and Mr. Dilip Vishwanath Mehendale of Hindustan Builders and legal heirs of Late Mr. Vijay Mohanalal Kasat with the consent of Mr. Rajesh Shriram Kasat and 13 others through their Power of Attorney Holders Mr. Mahendra Kashinath Rathi and Mr. Dilip Vishwanath Mehendale of Hindustan Builders as Consenting Party No.1 and Mr. Dilip Vishwanath Mehendale of Hindustan Builders as Consenting Party No. 2 sold

land and admeasuring 53.04 Ares from the sanctioned Lay- out of land bearing Survey No. 33/9 to 12,14 to 25 Area to M/s Sigma One Global Ventures through its Partner Mr. Narayan Ashok Bharekar and Mr. Kapil Vilasachandra Gandhi and the name of Purchaser was mutated on the 7/12 Extract of Said Land by virtue of Mutation Entry No. 5003 dated 14/10/2008.

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11. It is further seen from notarized Declaration Cum Confirmation dated 12/07/2014, Mr. Ramesh Mohanalal Kasat, Jaiprakash Dagaduram Kasat, Mukund Madanalal Kasat and legal heirs of Late Mr. Vijay Mohanalal Kasat confirmed the Development Agreement dated 04/02/2006 and Sale Deed dated 12/08/2008 and further declared that as per the transaction between them and their Power of Attorney Holder Mr. Mahendra Kashinath Rathi, Mr. Mahendra Kashinath Rathi was entitled to receive entire consideration in respect of the Said Land.
12. It is seen that 50% Nazarana payable in respect of the Said Land has been paid to the Government as per to the Government as per the Order of Tahasildar dated 31/12/2013, bearing no. Vatan/SR/45/2013.
13. That by Sale Deed dated 08/05/2015, registered in the Office of Sub-Registrar Haveli No. X at Sr. No. 4752/2015, said M/s Sigma One Global Ventures through its Partners Mr. Narayan Ashok Bharekar and Mr. Kapil Vilaschandra Gandhi sold the Said Land subject to the terms stated therein to Shree Sant Nagebaba Multistate Co-Operative Credit Society, registered under the Multistate Co-operative Societies Act, 2002, having its registered office at Mark Square, near Big Bazar, Nagar-Manmad Road, Ahmadnagar 414003, through its authorized signatory Mr. Amit Santoshkumar Firodiya.
14. The name of Shree Sant Nagebaba Multistate Co-Operative Credit Society Limited, is yet to be mutated in 7/12 Extract of the Said Land.
15. The Said Land has been demarcated vide Demarcation and Measurement dated 05/06/2013 bearing No. 9015/2013.

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16. That we had published Public Notice in Daily Indian Express, Loksatta and Prabhat on 02/06/2014 inviting objections from public to the title of M/s Sigma One Global Ventures to the Said Land and one Mr. Nandakumar Hiranand Jethani on 10/06/2014 raised an Objection to the said notice claiming that Hiranand Jethani on 10/06/2014 raised an Objection to the said notice claiming that Hindustan Developers and Mr. Mahendra Rathi had agreed to sell the Said Land to him. Accordingly it is seen that said Mr. Nandakumar Hiranand Jethani and others have joined the Sale Deed by M/s Sigma One Global Ventures in favour of the Said Society as Consenting Party and has withdrawn their objection. Except the said objection, we have not received any objection to the said Public Notice till dated.
17. That as per the Zone Certificate dated 30/04/2015, Said Land is in Residential Zone and City Survey Office has shown the Said Land in Residential Zone by Zoning dated 05/06/2013.
18. That by Agreement dated 12/05/2015, registered in the Office of Sub-Registrar Haveli No. III at Sr. No. 4084/2015, Said Society has agreed to sell and has given for development the Said Land to **M/s M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors)** on the terms and condition stated therein and also granted Power of Attorney of even date registered in the Office of Sub- Registrar Haveli No. III at Sr. No. 4085/2015.
19. During my search in the year 2015 to 2023, I have not come across any adverse entry in respect of lien, lease, mortgage, charge or any change regarding the land but I have to specifically mentioned that said search is only related to above mentioned land , during E search and physical search I came across many unit agreements executed with **M/S Feel Bliss Realtors(previously known as M/S Maple Ravima Realtors)** and flat purchasers whereas, this search is not subject to these unit agreements. Also, these unit agreements do not create any adverse effect in the rights of the said property of property owner/s. I did not come across any entry evidencing an encumbrance on the said property.

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20. I have carried out Search in respect of the Said Land in the Sub-Registration offices, in the Office of JDR as well as on website www.igrmaharashtra.gov.in
21. On the basis of search and the document produced before us and document inspected, as on date and subject to what is stated above, I CERTIFY that Shree Sant Nagebaba Multistate Co-Operative Credit Society Limited has clean, clear and marketable ownership rights in the Said Land and that **M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors)**, has sole and exclusive right to develop the Said Land.

CONCLUSION:

In view of and subject to what is stated above, we certify that **M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors)** is the owner of the said Property and has a clean, clear and marketable title thereto.

Owners of the land

- (1) **M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors), Survey No 33/20B**

The report reflecting the flow of the title of the **M/S Feel Bliss Realtors (previously known as M/S Maple Ravima Realtors)** on the said land is enclosed herewith as annexure.

PUNE

Date: 23/02/2023



M. S. Gadhave
ADVOCATE