



GRN		MH002437794202425E		BARCODE		Date		23/05/2024-11:48:40		Form ID	
Department				Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)							
Type of Payment				Other Items				PAN No.(If Applicable)			
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR				Full Name			
Location				PUNE				ADV SUNITA ARVIND KADAM			
Year				2024-2025 One Time				Flat/Block No.			
Account Head Details				Amount In Rs.				Premises/Building			
0030072201 SEARCH FEE				300.00				Road/Street			
								Area/Locality			
								Town/City/District			
								PIN			
								0			
								0			
								0			
								0			
								0			
								0			
								Remarks (If Any)			
								SEARCH for the year 2022-2024			
								Amount In			
								Three Hundred Rupees Only			
Total				300.00				Words			
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN				Ref. No.			
				00040572024052329650				IK0CTPZXX3			
Cheque/DD No.				Bank Date				RBI Date			
				23/05/2024-11:24:50				Not Verified with RBI			
Name of Bank				Bank-Branch				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date				Not Verified with Scroll			

Department ID : Mobile No. : 7768841279
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



Dated-24/05/2024

FORMAT -A
(Circular 28/2021 dated- 08/03/2021)

To
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, House fin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Subject :-- Title clearance certificate with respect to land admeasuring 7032 sq. mtrs. bearing Survey No.207, Hissa No.1/2 situated, lying and being at revenue village-Hadapsar, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. Hereinafter for sake of brevity referred to as "the said property".

I have investigated title to the property mentioned hereinabove as per the request of **MAHAVIR VISHWAKARMA PROPERTIES LLP**, a Limited Liability Partnership Firm, registered under The Limited Liability Partnership Act, 2008, having its office at- 1st Wing, 2nd Floor, Thakkar House, 2418, East Street, Camp, Pune-411001; through its designated partners- [1]Mr. Dilip Rikabchand Oswal and [2]Mr. Ramesh Samarthmal Oswal and following documents i.e.

1] DESCRIPTION OF THE PROPERTY :--

ALL THAT piece and parcel of land admeasuring 7032 sq. mtrs. bearing Survey No.207, Hissa No.1/2 situated, lying and being at revenue village-Hadapsar, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under :--

..2/-

[Signature]

ON OR TOWARDS

- EAST** - By remaining land out of same Survey Number belonging to Mr. Dilip Baburao Tupe
- SOUTH** - By land belonging to Mr. Dilip Baburao Tupe out of Survey No. 208
- WEST** - By 12 mtrs D.P. Road
- NORTH** - By 24 mtrs. D. P. Road

[HEREINAFTER referred to as 'the said property']

2] THE DOCUMENTS GIVEN FOR PERUSAL :-

- I] Photo copy of the **Partition Deed**, dated-29/12/1998 registered in the office of **Sub-Registrar Haveli No.3 at Sr. No.6658/1998** executed by and between **Mr. Arvind Bhikoba Tupe** and other members of **Tupe Family**.
- II] Photo copy of the **Release Deed**, dated-16/12/2004 registered in the office of **Sub-Registrar Haveli No.3 at Sr. No. 7868/2004** executed by **Mrs. Kalyani Vivek Chorghade** in favour of **Mr. Yuvraj Arvind Tupe** and **Mr. Ashish Arvind Tupe**.
- III] Photo copy of the **Development Agreement**, dated-16/12/2004 registered in the office of **Sub-Registrar Haveli No.3 at Sr. No.7869/2004** executed by [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF], [2] Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe to and in favour of **Kumar Construction And Properties Pvt. Ltd.** [earlier a partnership firm named as **M/S. Kumar Company**],
- IV] Photo copy of the **Power of Attorney**, dated-16/12/2004 registered in the office of **Sub-Registrar Haveli No.3 at**

..3/-





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Sr. No. 7870/2004 executed by Mr. Arvind Bhikoba Tupe & others in favour of Mr. Kewalkumar Kesarimal Jain and/or Mr. Inderkumar Kesarimal Jain.

V] Photo copy of the Lease Deed, dated-16/12/2004 registered in the office of Sub-Registrar Haveli No.3 at Sr. No. 7871/2004 executed by [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF] [2]Mrs. Shashikala Arvind Tupe, [3]Mr.Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe to Mr. Kewalkumar Kesarimal Jain.

VI] Photo copy of the two separate Reconveyances of Mortgage, dated-26/08/2021 registered in the office of Sub-Registrar Haveli No. 11 at Sr. Nos.13010/2021 and 13011/2021 respectively executed by and between Kumar Construction And Properties Pvt. Ltd. and Prachay Capital Pvt. Ltd

VII] Photo copy of the Agreement for Sale and Power of Attorney, both dated-31/03/2021 registered in the office of Sub-Registrar Haveli No. 1 at Sr. No. 4976/2021 and 4977/2021 respectively on 15/04/2021, executed by [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF] [2]Mrs.Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe all through their constituted attorney Mr. Kewalkumar Kesarimal Jain with the consent of Kumar Construction and Properties Pvt. Ltd. and Mr. Kewalkumar Kesarimal Jain to and in favour of Mahavir Vishwakarma Properties LLP.

VIII] Photo copy of the Deed of Conveyance/Sale, dated-08/10/2021 registered in the office of Sub-Registrar Haveli No. 1 at Sr. No.13000/2021 executed by [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF], [2]Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe,

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[4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachl Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe all through their constituted attorney Mr. Kewalkumar Kesarimal Jain with the consent of Kumar Construction and Properties Pvt. Ltd. and Mr. Kewalkumar Kesarimal Jain to and in favour of Mahavir Vishwakarma Properties LLP.

IX] Photo copy of the No Objection Certificate, dated- 15/02/2021 issued by Adv. Kamlesh Chhajer for public notice issued in daily news papers- Prabhat and Sakal on 20/01/2021

X] 7/12 extract

7/12 extract is in the name of Mahavir Vishwakarma Properties LLP

Survey No.	Mutation Entry No.
Survey No. 207/1/2	2555, 3102, 6531, 23947, 51597, 53358.

3] COMMENCEMENT CERTIFICATE

The preliminary sanction to the building plans has been obtained from the Pune Municipal Corporation vide Commencement Certificate Nos. CC/0025/24, dated- 01/04/2024 and CC/0363/24, dated-06/05/2024.

4] SEARCH REPORT FOR 30 YEARS FROM 1995 TILL 2024

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 Owner has clear, marketable and without any encumbrances and the following Developer has the rights to develop the property.

OWNER OF THE LAND

MAHAVIR VISHWAKARMA PROPERTIES LLP

..5/-





Mrs. Sunita Arvind Kadam
B.Com., L.L.B.
ADVOCATE

D-2/703, Gagan Vihar Co.op. Housing Society Ltd.,
Bibvewadi-Kondhawa Road, Bibvewadi, Pune-411 037.
Mobile : 7768841279 / 9422561475

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DEVELOPER OF THE LAND

MAHAVIR VISHWAKARMA PROPERTIES LLP

Encl: Annexure A

- 1] The Flow of the Title Report is annexed herewith

MRS. SUNITA ARVIND KADAM
[ADVOCATE]

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibvewadi-Kondhwa Road,
Bibvewadi, Pune-411037.



FORMAT -A
(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- A] I have been furnished with the 7/12 extract and in respect of the said land. On perusal thereof, I note as under :--

CTS NO.	LANDOWNER'S NAME
Survey No.207/1/2	MAHAVIR VISHWAKARMA PROPERTIES LLP

- B] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :--

- i] The said property admeasuring 7032 sq. mtrs. bearing Survey No. 207, Hissa No.1/2 was earlier a part of land bearing Survey No.207 totally admeasuring an area 05 Hectares 07 Ares assessed at 00 Rs. 16.12 Paise situated, lying and being at revenue village-Hadapsar, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is hereinafter referred to as 'the said land' which was earlier owned by Mr. Bhiku Bala Tupe and Mr. Shankar Bala Tupe.

- ii] It appears from Mutation Entry No.2555, dated-06/10/1934 that, a partition took place between Mr. Bhiku Bala Tupe and Mr. Shankar Bala Tupe in respect of the properties jointly owned by them. By the said partition the said land was allotted to the sole and exclusive share of Mr. Bhiku Bala Tupe.

- iii] By Sale Deed, dated-27/05/1940 Mr. Bhiku Bala Tupe sold and conveyed the said land to Mr. Balwant Bhiwa Gandale. The name of Mr. Balwant Bhiwa Gandale was entered in the record of rights vide Mutation Entry No. 3102, dated-26/08/1940.

- iv] Thereafter by Sale Deed, dated-25/07/1966 Mr. Balwant Bhiwa Gandale sold and conveyed the said land to

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Sunita Arvind Kadam

Mr. Arvind Bhikoba Tupe. The said Sale Deed, dated-25/07/1966 has been registered in the office of Sub-Registrar Haveli No. 2 at Sr. No. 1599/1966 on the same day. The name of Mr. Arvind Bhikoba Tupe was entered in the record of rights vide Mutation Entry No. 6531, dated-27/07/1968.

v] A Partition Deed, dated-29/12/1998 was entered between Mr. Arvind Bhikoba Tupe and other members of Tupe Family. By virtue of the said partition land admeasuring 02 Hectares 23 Ares out of Survey No.207 has been allotted to the sole and exclusive share of Mr. Arvind Bhikoba Tupe, Mrs.Shashikala Arvind Tupe, Mr.Yuvraj Arvind Tupe and Mr.Ashish Arvind Tupe. The said Partition Deed, dated-29/12/1998 has been duly registered in the office of Sub-Registrar Haveli No.3 at Sr. No.6658/1998 on the same day. The effect of the partition has been given to the record of rights vide Mutation Entry No. 23947, dated-11/03/1999.

vi] By the said Partition Deed, dated-29/12/1998 Mr. Arvind Bhikoba Tupe, Mrs.Shashikala Arvind Tupe, Mr.Yuvraj Arvind Tupe and Mr.Ashish Arvind Tupe became the sole and absolute owners and possessors of the land admeasuring 02 Hectares 23 Ares.

vii] By Release Deed, dated-16/12/2004 Mrs. Kalyani Vivek Chorghade, the daughter of Mr. Arvind Bhikoba Tupe released and relinquished all her rights, title and interest in the said land to and in favour of Mr. Yuvraj Arvind Tupe and Mr. Ashish Arvind Tupe. The said Release Deed, dated-16/12/2004 has been registered in the office of Sub-Registrar Haveli No.3 at Sr. No. 7868/2004 on the same day.

viii] By Development Agreement, dated-16/12/2004 [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF], [2] Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe granted and entrusted the development rights of a separated and identified portion

Shivaram



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admeasuring 00 Hectare 86 Ares out of their land admeasuring 02 Hectares 23 Ares to and in favour of **Kumar Construction And Properties Pvt. Ltd.** [earlier a partnership firm named as **M/s. Kumar Company**], a company limited by shares incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at-2413, East Street, Kumar Capital, Camp, Pune-411001; through its duly authorized Director- **Mr. Kewalkumar Kesarimal Jain**. [1]**Mr. Arvind Bhikoba Tupe**, [forself and as karta of HUF] [2]**Mrs. Shashikala Arvind Tupe**, [3]**Mr. Yuvraj Arvind Tupe**, [4]**Mrs. Neeta Yuvraj Tupe**, [5]**Ms. Sachi Yuvraj Tupe**, [6]**Mr. Ashish Arvind Tupe**, [7]**Mrs. Deepa Ashish Tupe** and [8]**Mr. Aaryan Ashish Tupe** also executed a **Power of Attorney**, dated-16/12/2004 in favour of **Mr. Kewalkumar Kesarimal Jain** and/or **Mr. Inderkumar Kesarimal Jain**, the partners of nominees of **M/s. Kumar Company** [now **Kumar Construction And Properties Pvt. Ltd.**] authorizing them to do jointly or severally all acts, deeds and things incidental to the development and sale of the said portion admeasuring 00 Hectare 86 Ares. The said **Development Agreement** and **Power of Attorney**, both dated-16/12/2004 have been registered in the office of **Sub-Registrar Haveli No.3** at **Sr. No.7869/2004** and **7870/2004** respectively on the same day.

ix]

By **Lease Deed**, dated-16/12/2004 [1]**Mr. Arvind Bhikoba Tupe**, [forself and as karta of HUF] [2]**Mrs. Shashikala Arvind Tupe**, [3]**Mr. Yuvraj Arvind Tupe**, [4]**Mrs. Neeta Yuvraj Tupe**, [5]**Ms. Sachi Yuvraj Tupe**, [6]**Mr. Ashish Arvind Tupe**, [7]**Mrs. Deepa Ashish Tupe** and [8]**Mr. Aaryan Ashish Tupe** granted a lease of the said land for a period of 9 years to **Mr. Kewalkumar Kesarimal Jain** who is also a partner of **M/s. Kumar Company**. The said **Lease Deed**, dated-16/12/2004 has been registered in the office of **Sub-Registrar Haveli No.3** at **Sr. No. 7871/2004** on the same day.

x]

M/s. Kumar Company which was earlier a partnership firm is converted to a private limited company named as


..4/-

"Kumar Construction and Properties Pvt. Ltd." vide Certificate of Incorporation, dated-27/05/2020 of the Registrar of Companies.

xii] That **Kumar Construction And Properties Pvt. Ltd.** by Mortgage Deeds, dated-24/08/2020 and 27/11/2020 had mortgaged the said land to **Prachay Capital Pvt. Ltd.** **Kumar Construction and Properties Pvt. Ltd.** has repaid the entire loan amount alongwith interest to the **Prachay Capital Pvt. Ltd.** The **Prachay Capital Pvt. Ltd.** accordingly has released the said land from its mortgage by executing **two separate Reconveyances of Mortgage**, dated-26/08/2021 which have been duly registered in the office of **Sub-Registrar Haveli No. 11** at **Sr. Nos.13010/2021** and **13011/2021** respectively.

xii] Meanwhile by Agreement for Sale, dated-31/03/2021 [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF] [2]Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe all through their constituted attorney **Mr. Kewalkumar Kesarimal Jain** with the consent of **Kumar Construction and Properties Pvt. Ltd.** and **Mr. Kewalkumar Kesarimal Jain** agreed to sell the said property admeasuring 7032 sq. mtrs. to **Mahavir Vishwakarma Properties LLP**. The said [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF] [2]Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe all through their constituted attorney **Mr. Kewalkumar Kesarimal Jain** and **Kumar Construction and Properties Pvt. Ltd.** also executed a **Power Of Attorney**, dated-31/03/2021 authorizing [1]Mr. Dilip Rikabchand Oswal and [2]Mr. Ramesh Samarthmal Oswal, the partners of **Mahavir Vishwakarma Properties LLP** to do all acts, deeds and things as mentioned therein. The said **Agreement for Sale and Power of Attorney**, both dated-31/03/2021 have been registered in the office of

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Sub-Registrar Haveli No. 1 at Sr. No. 4976/2021 and 4977/2021 respectively on 15/04/2021.

- xiii] Pursuant to the said Agreement for Sale, by Deed of Conveyance/Sale, dated-08/10/2021 [1]Mr. Arvind Bhikoba Tupe, [forself and as karta of HUF], [2]Mrs. Shashikala Arvind Tupe, [3]Mr. Yuvraj Arvind Tupe, [4]Mrs. Neeta Yuvraj Tupe, [5]Ms. Sachi Yuvraj Tupe, [6]Mr. Ashish Arvind Tupe, [7]Mrs. Deepa Ashish Tupe and [8]Mr. Aaryan Ashish Tupe all through their constituted attorney Mr. Kewalkumar Kesarimal Jain with the consent of Kumar Construction and Properties Pvt. Ltd. and Mr. Kewalkumar Kesarimal Jain sold and conveyed the said property to Mahavir Vishwakarma Properties LLP. The said Deed of Conveyance, dated-08/10/2021 has been registered in the office of Sub-Registrar Haveli No. 1 at Sr. No.13000/2021 on the same day.
- xiv] The name of Mahavir Vishwakarma Properties LLP has been entered to the record of rights as the owner of the said property vide Mutation Entry No. 51597.
- xv] I have been given the Certificate, dated-15/02/2021 of Adv. Kamlesh Chhajed stating that he has published a public notice in daily news papers- Prabhat and Sakal on 20/01/2021 in order to verify the title of the said property and that he has not received any objection to the said public notice.
- xvi] The said property was earlier a part of the said larger land bearing Survey No. 207, Hissa No.1. It appears from Mutation Entry No. 54358 that, a separate hissa has been assigned to the said property and the said property now bears Hissa No. 1/2 of Survey No. 207.
- xvii] Mahavir Vishwakarma Properties LLP has obtained sanction to the building plans and specifications from the Pune Municipal Corporation vide Commencement Certificate Nos. CC/0025/24, dated-01/04/2024 and CC/0363/24, dated-06/05/2024.

..6/-

[Signature]

C] I have already issued a **Search and Title Report**, dated-25/01/2022 and 08/11/2022 in respect of the search taken by me for last thirty (30) years-1993 to 2022 in respect of the said property. I have caused the online search for the years i.e. 2022 to 2024 on the website- **www.igrmaharashtra.gov.in** in respect of the said property. On the basis of the same and the documents which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, the title of **Mahavir Vishwakarma Properties LLP** to the said property is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature.

D] Any other relevant title- No

E] Litigations if any- No



MRS. SUNITA ARVIND KADAM
[ADVOCATE]

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibvewadi-Kondhwa Road,
Bibvewadi, Pune-411037.