

ALOK SHAH

B.Com. LL.M.

Advocate

Office:

Shree Ameya Apartments,
1187/37, Shivajinagar,
Kanitkar Path, Pune 411 005
Tel: (020) 25536776 / 25534463

Court:

Chamber No. C-24
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune 411005

FORMAT A

(Circular No.: -28/2021)

To,
The Officer,
Maha Rera, Mumbai.

LEGAL TITLE REPORT

Sub: TITLE CLEARANCE CERTIFICATE IN RESPECT OF ALL THAT PIECE OF THE LAND

Area Are	Hectare:	Owners
0.45.44 (4544 sq.mt.)	Are	M/s. Namrata Developers (" Owner No.1/ Developer ")
0.25.00 sq.mt.)	(2500	Machhindranath Baban Borge (" Owner No.2 ")
7044 sq.mt.		Total

out of the **Plot A** admeasuring 7709.42 sq.mt. carved out of (*sanctioned Subdivision layout No.B.P./ Layout/ Punavale/ 48/ 2024 dated 28.05.2024*) Survey No.34/2/2/1 out of total area admeasuring "Hectare 85.44 Are" ("Hectare 85.34 Are" + fallow "Hectare 00.10 Are") situate at village Punavale of Taluka Mulshi, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Mulshi and the Gram Panchayat of village Punavale, and within the limits of Pimpri Chinchwad Municipal Corporation (PCMC)

(hereinafter referred to as the said "**PROPERTY**")

I am instructed and under information furnished by Shailesh Kantilal Shah, an authorized Partner of said Developer/ Owner No.1 and attorney holder of Owner No.2 (hereinafter referred to as the said "**OWNERS**"), to investigate the title to said Property and the following documents:



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1. **Description of the Property:**

All that piece of the land

Area Hectare: Are	Owners
0.45.44 Are (4544 sq.mt.)	M/s. Namrata Developers (" Owner No.1/ Developer ")
0.25.00 (2500 sq.mt.)	Machhindranath Baban Borge (" Owner No.2 ")
7044 sq.mt.	Total

out of the **Plot A** admeasuring 7709.42 sq.mt. carved out of (sanctioned Subdivision layout No.B.P./ Layout/ Punawale/ 48/ 2024 dated 28.05.2024) Survey No.34/2/2/1 out of total area admeasuring "Hectare 85.44 Are" ("Hectare 85.34 Are" + fallow "Hectare 00.10 Are") situate at village Punavale of Taluka Mulshi, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Mulshi and the Gram Panchayat of village Punavale, and within the limits of Pimpri Chinchwad Municipal Corporation (PCMC)

(hereinafter referred to as the said "**PROPERTY**")

2. **Documents of the said Property:**

- (a) VF No.VII/VIIA/XII, VF No.VI and VF No.VIII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules 1971, during the period from 1950 till 2025 and the relevant mutation entries during the said period.



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- (b) Order dated 12.09.2017 in the matter bearing हनो/एस आर/ १५५/ ७/ २०१७ पौड filed for correction of the error crept in the area of the property under Section 155 of the Maharashtra land Revenue Code 1966
- (c) Leave and License agreements executed by Kamal Baban Borge and Machhindranath Baban Borge in favor of M/s.Siddhshila Developers of Pune are (i) Dated 09.06.2015 HVL1-4377-2015 (ii) Dated 16.08.2016 HVL15-6161-2016 (iii) Dated 16.12.2017 HVL15-12416-2017 and (iv) Dated 31.08.2018 HVL1-7232-2018
- (d) Demarcation 'C' copy dated 27.12.2023 issued by the office of Deputy Superintendent of Land Record, Pune
- (e) Sale Deed dated 18.04.2024 @ HVL5-8821-2024 executed by Machhindranath Baban Borge in favor of M/s. Namrata Developers together with the consent of Satish Machindra Borge, Shashikant Machindra Borge, Mrs. Jyoti Satish Borge, Swaraj Satish Borge, Lavanya Satish Borge, Arti Shashikant Borge, Akshara Shashikant Borge, Rajvir Shashikant Borge, Pushpa Machindra Borge alias Pushpa Machindranath Borge and Sheetal Abhijit Kate *nee* Sheetal Machindranath Borge.
- (f) Development Agreement dated 18.04.2024 @ HVL5-8760-2024 executed by Machhindranath Baban Borge in favor of M/s. Namrata Developers together with the consent of Satish Machindra Borge, Shashikant Machindra Borge, Mrs. Jyoti Satish Borge, Swaraj Satish Borge, Lavanya Satish Borge, Arti Shashikant Borge, Akshara Shashikant Borge, Rajvir Shashikant Borge, Pushpa Machindra Borge alias Pushpa Machindranath Borge and Sheetal Abhijit Kate *nee* Sheetal Machindranath Borge.



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- (g) Power of Attorney dated 18.04.2024 @ HVL5-8762-2024 executed by Machhindranath Baban Borge in favor of M/s. Namrata Developers together with the consent of Satish Machindra Borge, Shashikant Machindra Borge, Mrs. Jyoti Satish Borge, Swaraj Satish Borge, Lavanya Satish Borge, Arti Shashikant Borge, Akshara Shashikant Borge, Rajvir Shashikant Borge, Pushpa Machindra Borge alias Pushpa Machindranath Borge and Sheetal Abhijit Kate nee Sheetal Machindranath Borge.
3. VF No.VII/VIIA/XII, VF No.VI and VF No.VIII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966
4. *Subdivision layout No.B.P./ Layout/ Punawale/ 48/ 2024 dated 28.05.2024* sanctioned by City Engineer, Building Permission department Pimpri Chinchwad Corporation, Pune
5. *Building layout No.B.P./ Punawale/ 19/ 2025 dated 04.03.2025* sanctioned by City Engineer, Building Permission department Pimpri Chinchwad Corporation, Pune
6. I took online search as available on official website www.igrmaharashtra.gov.in, relating to the said Property for the period of 1995 till 2025, vide Search Receipt No. 1114044373 dated 04.04.2025 paid under GRN Challan No. MH000187472202526E, dated 04.04.2025.

On perusal of the documents referred to above, the search taken and the information gathered by me, I am of the opinion that,

- (a) the said Property (described in clause-1 above) is owned and occupied by its respective owners as follows:



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Survey No.	Area Hectare: Are	Owners
Plot-A out of the sanctioned sub-division layout of Survey No.34/2/2/1	45.44 (4544 sq.mt.)	M/s. Namrata Developers
	25.00 (2500 sq.mt.)	Machhindranath Baban Borge
	70.44 (7044 sq.mt.)	Total

- (b) the owner No.2; Machhindranath Baban Borge have granted development rights pertaining to the Hectare 00.25.00 Are out of the said Property to and in favour of the said Developer/ Owner No.1; M/s. Namrata Developers together with the rights to avail, use and consume the FSI; basic; paid, ancillary, TDR or otherwise for construction of the building/s on the said Property,
- (c) the said Owner No.1/ Developer; **M/s. Namrata Developers** is entitled to construct new building/s on the said Property in accordance with the building plans as may be sanctioned by the Pimpri Chinchwad Municipal Corporation.
- (d) subject to the portion retained by the owner No.2 and their family members arrayed as the Consenting Party, the said Owner No.1/ Developer is entitled to dispose of the other apartments to their intending purchasers,
- (e) the said Property and therein held by the respective owners, are free from any encumbrances and are marketable.

Owner of the Land (Subject Matter):

- (a) the said Property (described in clause-1 above) is owned and occupied by its respective **owners** as follows:



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Survey No.	Area Hectare: Are	Owners
Plot-A out of the sanctioned sub-division layout of Survey No.34/2/2/1	45.44 (4544 sq.mt.)	M/s. Namrata Developers
	25.00 (2500 sq.mt.)	Machhindranath Baban Borge
	70.44 (7044 sq.mt.)	Total

- (b) the owner No.2; Machhindranath Baban Borge have granted development rights pertaining to the Hectare 00.25.00 Are out of the said Property to and in favour of the said Developer/ Owner No.1; M/s. Namrata Developers together with the rights to avail, use and consume the FSI; basic; paid, ancillary, TDR or otherwise for construction of the building/s on the said Property,
- (c) the said Owner No.1/ Developer; **M/s. Namrata Developers** is entitled to construct new building/s on the said Property in accordance with the building plans as sanctioned by the Pimpri Chinchwad Municipal Corporation.
- (d) subject to the portion retained by the owner No.2 and Consenting Party, the said Owner No.1/ Developer is entitled to dispose of the other apartments to their intending purchasers,

the said Property and therein held by the respective owners, are free from any encumbrances and are marketable.

The report reflecting the flow of the title of said subject matter is enclosed herewith as annexure.

Date: 04.04.2025

Place: Pune

Encl : Annexure


Alok Shah
Advocate



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ANNEXURE TO THE LEGAL TITLE REPORT

FLOW OF THE TITLE OF THE SAID SUBJECT PROPERTY.

1. VF No.VII/VIIA/XII, VF No.VI and VF No.VIII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules 1971, during the period from 1950 till 2025, and the relevant mutation entries during the said period together with the documents mentioned herein above clearly indicates the name of the Owners as mentioned thereto being the Owners of the subject property as on date of this report.
2. I took online search as available on official website www.igrmaharashtra.gov.in, relating to the said Property for the period of 1994 till 2025, vide Search Receipt No. 1113934958 dated 17.02.2025 paid under GRN Challan No. MH016258479202425E, dated 17.02.2025 from the year 1995 onwards till 2025.
3. Any other relevant Title:
 - (a) On perusal of the documents enumerated herein, it transpires that the larger land bearing Survey No.34, Hissa No.2, in all admeasuring "Acre 13.28 Guntha" and "Acre 0.1 Guntha" fallow, situate at village Punawale, Taluka Mulshi, District Pune (said "Larger Land") was owned by (i) Shankar Doulat Borge, (ii) Dattu Doulat Borge, (iii) Eknath Jayram Borge and (iv) Vithoba Jayram Borge, each having 1/4th (one-fourth) share therein, as is seen from Mutation Entry No.177 dated 08.06.1928 carried to the record of rights thereof.



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- (b) On demise of Eknath Jayram Borge, his 1/4th (one-fourth) share in this said larger land devolved upon his only surviving brother; Vithoba Jayram Borge, as is seen from Mutation Entry No.367 dated 07.02.1950 carried to the record of rights thereof.
- (c) The name of Shankar Namji Kate, appearing as a "tenant" *vide* Mutation Entry No.354 dated 09.11.1947, was deleted *vide* Mutation Entry No.666 dated 26.04.1966 as he was not in occupation or cultivation of the said larger land.
- (d) There is a mention of 'बंडिंग कर्ज' in the 'other rights column' carried by the mutation entry No.934 dated 11.03.1978. However, nothing further could be traced thereafter pertaining to this aspect. It is deduced that it was repaid as no action pertaining thereto is reported to have taken place.
- (e) By mutation entry No.720 dated 09.07.1970, the area of this said larger land came to be converted into "metric", as admeasuring "Hectare 5.55 Are" + "Hectare 0.01 Are" *fallow*", thus, aggregating "Hectare 5.56 Are".
- (f) Vithoba Jayram Borge thus, came to hold ½ (one-half share) bearing Survey No.34, Hissa No.2B admeasuring "Hectare 2.775 Are" out of the said larger land. As is seen from mutation entry No.1136 dated 20.09.1985, the partition took place amongst his three sons, whereby a portion admeasuring "Hectare 0.92.6 Are", numbered as Survey No.34/2B/1 (said "Land") came to the share of Baban Vithoba Borge.
- (g) As is seen from mutation entry No.1558 dated 07.06.1993, on demise of said Baban Vithoba Borge his land devolved upon his wife; Kamal Baban Borge and the son; Machhindranath Baban Borge as the only surviving heirs.



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- (h) In the meanwhile, a portion of the larger land, bearing Survey No.34/2 came to be acquired for "lift irrigation and baby canal" which fact came to be taken to the record of rights pursuant to the order dated 12.09.2017 in the matter bearing हनो/एस आर/ १५५/ ७/ २०१७ पौड filed for correction of the error crept in the area of the property under Section 155 of the Maharashtra land Revenue Code 1966 *vide* mutation entry No.5024, dated 20.09.2017.
- (i) As a result of the corrigendum mentioned above, a portion admeasuring "Hectare 0.7.16 Are" from the said Land bearing Survey No.34/2B/1 (later on numbered as "Survey No.34/2/2/1", as is seen from VF 7/7A/12) came to be reduced to "Hectare 0.85.44 Are" including *fallow*) by mutation entry No.2583 dated 29.10.2004, as owned by said Kamal Baban Borge and Machhindranath Baban Borge.
- (j) Thus, the said land bearing Survey No.34/2/2/1 situate at village Punawale, Taluka Mulshi, District Pune came to admeasure "Hectare 0.85.34 Are", plus "Hectare 0.010 Are" fallow, thus, aggregating to "Hectare 0.85.44 Are"
- (k) Smt.Kamal Baban Borge and Machhindranath Baban Borge executed 4 (four) Leave and License agreements enumerated mentioned in clause No.5, pertains to grant of license of the Tin Shed constructed on the said Land in favor of M/s. Siddhshila Developers. The duration of the said Leave and Licence Agreements are seen to have expired by efflux of time. It is informed that the possession was delivered back by the licensee to the then licensors and the said Tin Shed thereon, has been removed.
- (l) On demise of Smt.Kamal Baban Borge on 10.06.2023, her share in



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the said land came to the exclusive share of Machhindranath Baban Borge.

- (m) The said Land has also been demarcated *vide* demarcation bearing No.मुळशी/ अतिअतिताडी/ ह.कायम/ 6058/2023 on 27.12.2023 by the Office of Deputy Superintendent of Land Record, Pune, showing present situation of the said Land.
- (n) By the Sale Deed dated 18.04.2024 registered with the Sub-registrar Haveli No.5 at Serial No. 8821/2024 on same day Machhindranath Baban Borge (being the Owner No.1) sold, assigned, transfer and conveyed an area admeasuring "Hectare 45.44 Are" out of the said land in favor of M/s. Namrata Developers together with the consent of Satish Machindra Borge, Shashikant Machindra Borge, Mrs. Jyoti Satish Borge, Swaraj Satish Borge, Lavanya Satish Borge, Arti Shashikant Borge, Akshara Shashikant Borge, Rajvir Shashikant Borge, Pushpa Machindra Borge alias Pushpa Machhindranath Borge and Sheetal Abhijit Kate *nee* Sheetal Machhindranath Borge, which is recorded in the record of rights *vide* mutation entry No.6263, dated 20.05.2024.
- (o) By the Development Agreement and Power of Attorney both dated 18.04.2024 registered with the Sub-registrar Haveli No.5 at Serial Nos.8760/2024 and 8762/2024 respectively, on same day Machhindranath Baban Borge (being the Owner No.1) granted exclusive development rights pertaining to an area admeasuring "Hectare 25.00 Are" out of the said land in favor of M/s.Namrata Developers together with the consent of Satish Machindra Borge, Shashikant Machindra Borge, Mrs. Jyoti Satish Borge, Swaraj Satish Borge, Lavanya Satish Borge, Arti Shashikant Borge, Akshara Shashikant Borge, Rajvir Shashikant Borge, Pushpa Machindra *alias* Machhindranath Borge and Sheetal Abhijit Kate *nee* Sheetal



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Machhindranath Borge party in consideration of M/s.Namrata Developers constructing for them an area 2156.66 sq.mt. carpet in the proposed building/s.

- (p) The City Engineer, Building Permission department Pimpri Chinchwad Corporation, Pune vide its order of *Subdivision layout No.B.P./ Layout/ Punawale/ 48/ 2024 dated 28.05.2024 inter alia* sanctioned the layout dividing and amalgamating consisting of internal roads, open spaces effected thereon as under:

Subdivided Plot Nos	Total Area	Cannel Area	Balance Plot Area
Plot A	7709.42 sq.mt.	665.42 sq.mt.	7044.00 sq.mt. (inclusive of area 653.29 sq.mt. under 18.00 mt wide Road)
Plot B	1500.00 sq.mt.	-	1500.00 sq.mt.

- (q) Said M/s.Namrata Developers thus holds a portion admeasuring "Hectare 45.44 Are" (45.44 sq.mt.) out of the said Land as the owner, and a portion admeasuring "Hectare 25.00 Are" (2500 sq.mt.) aggregating to 7044 sq.mt. (inclusive of area 653.29 sq.mt. under 18.00 mt wide Road) out of the said Land as the developer.
- (r) The plans for construction of the building/s have been approved and sanctioned by the planning authority; Pimpri Chinchwad Municipal Corporation vide commencement certificate No. *B.P./ Punawale/ 19/ 2025 dated 04.03.2025.*

4. Litigations, if any : No

Place: Pune
04.04.2025


Alok Shah
Advocate



MH000187472202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Apr 2025	Receipt	Receipt no.: 1114044373
	Name of the Applicant :	Alok A Shah
	Details of property of which document has to be searched :	Dist :Pune Village :Punavale S.No/CTS No/G.No. : 34
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH000187472202526E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH000187472202526E	BARCODE					Date	04/04/2025-12:28:12	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	Alok A Shah							
Location	PUNE												
Year	2025-2026 One Time				Flat/Block No.								
Account Head Details			Amount In Rs.	Premises/Building									
0030072201	SEARCH FEE		750.00	Road/Street									
				Area/Locality									
				Town/City/District									
				PIN									
				Remarks (If Any)									
					Amount In	Seven Hundred Fifty Rupees Only							
Total			750.00	Words									
Payment Details				STATE BANK OF INDIA						FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572025040453453		IK0DEOIPP1					
Cheque/DD No.				Bank Date	RBI Date	04/04/2025-12:24:28		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 : 752166840

Mobile No. : 9922013355

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" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.