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Meriton
Heights

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Unmesh Deshpande & Associates

Advocate

5, Sonali Sadan CHS, Revenue Colony, J. M. Road, Shivajinagar, Pune – 411 005 Ph No. 8379051111

Format - A
(Circular No. 28/2021)

To,

MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to 'Meriton Heights' in form of Building A, B and Commercial Building C at S. No. 6/3/5 (p) situated at Mamurdi Taluka Haveli District Pune and within limits of Pimpri Chinchwad Municipal Corporation

I have investigated the title of the said project on the request of M/s. R. B. S. Builders and Developers through partners Mr. Ramesh Sohanlal Sarada and Mr. Bhikhabhai Chotliya following documents i.e. -

1) DESCRIPTION OF PROPERTY:

Ownership units project "Meriton Heights" in form of building A, B and C upon land area adm. 9508.32 Sq. Mtrs. from and out of Survey No. 6 Hissa No. 3/5 totally adm. 01 Hec. 21 Ares assessed at Rs. 01 and Paise 56 situated at Village Mamurdi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and the said Survey No. 6/3/5 bounded as under:-

On or towards East : by Kivale - Mamurdi Road,
On or towards South : by Bombay - Pune express way,
On or towards West : by S. No. 8,


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On or towards North : by property from S. No. 6/3, S. No. 6/4 and S. No. 6/5.

---herein after referred to as the 'SAID PROJECT'

2) THE DOCUMENTS OF ALLOTMENT OF PROPERTY :-

Sr. No.	Particular	Date of document
1	Sale Permission order no. 43/ SR/ 113/ 1989	10/10/1991
2	Sale Deed in favour of Mr. Ramesh Bansal	10/10/1991
3	Sale Deed in favour of Mr. Ramesh Bansal	09/01/1992
4	Sale Deed in favour of Mr. Narayanrao Desai and Mr. Ajit Desai	08/03/1995
5	Sale Deed and Irrevocable General Power of Attorney in favour of M/s. R. B. S. Builder and Developers	22/04/2021
6	Order of Mandal Adhikari Chinchwad	29/07/2021
7	Compromise Decree passed by Civil Judge Junior Division, Pimpri Chinchwad in R. C. S. No. 390/2016	08/09/2022
8	Order passed by Sub Divisional Officer, Haveli in RTS Appeal No. 831/2021	21/11/2022
9	Commencement Certificate No. BP/Mamurdi/ 05/2023	13/02/2023
10	Copy of sanctioned plans passed by Pimpri Chinchwad Municipal Corporation	

3) 7/12 extract from year 1932 to 2023, Mutation Entry No. 254, 306, 486, 743, 751, 794, 1139, 1411, 1636, 1654, 6815,

4) I conducted search of Index II registers for last 30 years i.e. from 1985 till 2021 on the website of IGR Maharashtra. However I did not find any adverse entry except the documents mentioned in my flow of the title.


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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, title to the said property of M/s. R. B. S. Builders and Developers is clean, clear and marketable.

OWNERS OF LAND -

Name	Survey No	AREA OF LAND
M/s. R. B. S. Builders and Developers	Survey 6/3/5	1 Hectare and 21 Ares

QUALIFYING COMMENT/ REMARK-

a) Title to the said property of M/s. R. B. S. Builders and Developers is clean, clear and marketable.

b) M/s. R. B. S. Builders and Developers are entitled to develop the said property according to sanctioned plans.

(3) The report reflecting the flow of the title of the M/s. R. B. S. Builders and Developers through Partners Mr. Ramesh Sohanlal Sarda and Mr. Bhikhabhai Chotliya in respect of said project is enclosed herewith as annexure.

Encl: Annexure

Date : 08/05/2023



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(CIRCULAR NO. - 28/2021)
(FLOW OF THE TITLE OF THE SAID LAND/ PROJECT)

Sr. No.

- 1) 7/12 extract from year 1932 to 2023 more particularly described in title history as detailed hereunder,
- 2) Mutation Entry No. 254, 306, 486, 743, 751, 794, 1139, 1411, 1636, 1654, 6815 more particularly described in title history as detailed hereunder
- 3) I conducted search of index II registers for last 30 years i.e. from 1985 till 2021 on the website of IGR Maharashtra.
- 4) **Any other Relevant Title:-** Please refer attached annexure of detailed search report below.
- 5) **Litigations If Any - NONE**



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TITLE HISTORY:

- a) That in the year 1932 or prior thereto land bearing Survey No. 6 Hissa No. 3 admeasuring 9 Acre 23 Gunthas belonged to Mr. Kashinath Vishnu Damale.
- b) That Mr. Kondiba Mahadu Raut is the protective tenant in the said Survey No. 6/3. Mutation Entry to this effect bears No. 181 dated 28/03/1949 and 254 dated 06/03/1952.
- c) That Mr. Sonu Genu Raut is also the protective tenant in the said Survey No. 6/3. Mutation Entry to this effect bears No. 181 dated 28/03/1949 and 306 dated 06/03/1952.
- d) That it appears from Mutation Entry No. 401 that U/s. 32 G of the Bombay Tenancy and Agricultural Lands Act is initiated. Accordingly names of Mr. Sonu Genu Raut (8 Anna) and Mr. Kondiba Mahadu Raut (8 Anna) were entered to record of rights of the said S. No. 6/3 and name of Kashinath Vishnu Damale was entered to other rights column of said S. No. 6/3.

Thus in the year 1966-67 the portion of land holding and owners of S. No. 6/3 totally adm. 09 Acres 23 Guntha (383 Ares) was as under -


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Name of Owners	Share	Area	
		Acre - Guntha	Hectare - Ares
Sonu Genu Raut	8 Anna	4 Acre 31.5 Guntha	01 Hectare 91.5 Ares
Kondiba Mahadu Raut	8 Anna	4 Acres 31.5 Guntha	01 Hectare 91.5 Ares

e) That upon enforcement of Standards of Weights and Measures Act, 1958 and Indian Currency Act, 1955 the measurement and assessment scales of the said property were converted to standard measures. Mutation Entry to this effect bears no. 486 dated 22/04/1969.

f) That one of the co- owners namely Mr. Kondiba Mahadu Raut died intestate on 25/10/1982 leaving behind his legal heirs i.e. Sons Vishnu Kondiba Raut, Gajanan Kondiba Raut, Vasudeo Kondiba Raut, daughters Sitabai Dhondiba Dhore and wife Radhabai Kondiba Raut.

Accordingly names of Vishnu Kondiba Raut, Gajanan Kondiba Raut, Vasudeo Kondiba Raut, Sitabai Dhondiba Dhore and Radhabai Kondiba Raut were entered to record of rights of said S. No. 6/3. Mutation Entry to this effect bears No. 743 dated 15/12/1982.

g) That under provisions of Bombay Tenancy and Agricultural Lands Act, 1948, the tenant purchasers of S. No. 6/3 Mr. Sonu Genu Raut and others paid/ deposited entire purchase price and accordingly the purchase certificate Under Section 32 M


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was issued by order of the Agricultural Lands Tribunal Haveli. Mutation Entry to this effect bears No. 751 dated 04/05/1983.

- h) That another co - owner Mr. Sonu Genu Raut died intestate on 12/9/1984 and leaving behind his legal heirs namely Sons Kisan, Shankar, Arjun, Sadashiv, Vitthal, Shripati, Suresh, Ramesh Sonu Raut, wife Hirabai Sonu Raut and daughter Tulsabai Laxman Gopale. Accordingly names of legal heirs of late Sonu Genu Raut were entered to record of rights of said S. No. 6/3. Mutation entry to this effect bears No. 794 dated 13/03/1985.
- i) That one of the legal heir namely Shri Shankar Sonu Raut died intestate on 05/01/1989 leaving behind his legal heirs namely Son Vijay, Anil, Nanabhau Shankar Raut and daughters namely Mangal Raghu Borage, Aruna Pandurang Balghave, Samindrabai Shankar Raut and wife Smt. Savitribai Shankar Raut Mutation Entry to this effect bears No. 1139 dated 05/12/19989.
- j) **GRANT OF PERMISSION FOR SEC 43** : The said land being subject to the provisions of Sec 43 of Bombay Tenancy and Agricultural Lands Act 1948, the permission has been granted by the Sub Divisional Officer, Haveli, Pune for sale of land to Mr. Ramesh Chothamal Bansal vide order no. 43/ SR/ 113/ 1989 dated 10/10/1991.
- k) That Mr. Ramesh Sonu Raut and others sold and conveyed portion adm. 01 Hec 09 Ares from S. No. 6/3/1 to Mr. Ramesh Chothamal Bansal by virtue of a Sale Deed dated 10/10/1991. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 195/1991. Accordingly area sold to Mr.


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Ramesh Chothamal Bansal i.e. adm. 01 Hec 09 Ares given S. No. 6 Hissa No. 3/5. Mutation Entry to this effect bears No. 1411 dated 01/07/1992.

- l) That one of the co- sharers Mr. Sadashiv Sonu Raut sold and conveyed portion adm. 12 Ares from S. No. 6/3/1 to Mr. Ramesh Chothamal Bansal by virtue of a Sale Deed dated 09/01/1992. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 202/1992. Accordingly said purchased area adm. 12 Ares has been added in the area of S. No. 6/3/5 since the purchaser of S. No. 6/3/5 is the same i.e. Mr. Ramesh Chothamal Bansal. Mutation Entry to this effect bears No. 1636 dated 10/01/1995.

According to said Mutation Entry No. 1636 remark of 'जमिनीचा वापर शेतीकडेच झाला पाहीजे' has been put in the other rights column of the said S. No. 6/3/5. However by order bearing No. HANO/155/SR/245/2021 dated 03/05/2021 issued by Tahasildar, Pimpri Chinchwad, said remark has been deleted from other rights column of said S. No. 6/3/5.

- m) That Mr. Ramesh Chothamal Bansal sold and conveyed said Survey No. 6/3/5 adm. 1 Hec 21 Ares to Mr. Narayanrao Ramchandra Desai and Mr. Ajit Narayanrao Desai by virtue of a Sale Deed dated 08/03/1995. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 1782/1995. Mutation Entry to this effect bears No. 1654 dated 20/03/1995.



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n) **PURCHASE BY RBS BUILDER AND DEVELOPERS -**

That Mr. Narayanrao Ramchandra Desai and Mr. Ajit Narayanrao Desai sold and conveyed said S. No. 6/3/5 adm. 1 Hec 21 Ares to M/s. R. B. S. Builder and Developers through its Partners Mr. Ramesh Sohanlal Sarada and Mr. Bhikhabhai Dayalji Chotaliya (hereinafter referred to as the "Owner/ Developer") by virtue of Sale Deed and Irrevocable General Power of Attorney, both, dated 22/04/2021. The said Sale Deed and Irrevocable General Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 2325/2021 and 2326/2021. Mutation Entry to this effect bears No. 6815.

- O. That one Mr. Sandeep Ashok Raut filed objection before Mandal Adhikari, Chinchwad, Pune bearing No. TAKRAR/SR/54/2021 against Mutation Entry No. 6815. After hearing the parties on all the points the Mandal Adhikari rejected the said objection on 29/07/2021 and certified the Mutation Entry No. 6815.
- P. That said Mr. Sandeep Ashok Raut filed RTS Appeal bearing No. 831/2021 against the order of Mandal Adhikari, Chinchwad before Sub Divisional Officer, Haveli. In the said Appeal said Sandeep Ashok Raut filed withdrawal pursis. Accordingly Sub Divisional Officer, Haveli passed order on 21/11/2022 and disposed off the said Appeal.

Q. **LITIGATION :-**

- (i) That one Mr. Sandeep Ashok Raut was creating hurdles to the peaceful possession of Mr. Narayanrao Ramchandra Desai


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and Mr. Ajit Narayanrao Desai. Hence the said owners Mr. Narayanrao Ramchandra Desai and Mr. Ajit Narayanrao Desai filed Regular Civil Suit No. 390/2016 in the Court of Civil Judge Junior Division Pimpri. In the said suit the Ld. Court granted interim injunction in favour of Mr. Narayanrao Desai and Mr. Ajit Desai thereby restraining said Mr. Sandeep Raut and others from disturbing the lawful possession of Mr. Narayanrao Desai and Mr. Ajit Desai.

(ii) That Plaintiff and Defendants in the said R. C. S. No. 390/2016 filed compromise pursis and accordingly Hon'ble Civil Judge Junior Division, Pimpri passed order on 08/09/2022.

R. SANCTIONED OF PLANS -

That Owner/ Developer i.e. M/s. R. B. S. Builders and Developers prepared and got sanctioned the plans of the building upon said S. No. 6/3/5 from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate No. B.P./ Mamurdi/ 05/2023 dated 13/02/2023.

S. NA Order :

That Tahasildar, Pimpri Chinchwad granted the Non Agricultural Use Permission Order vide Order No. JAMIN/ NA/ SR/ 118/2023 dated 10/03/2023 in respect of portion adm. 7228.79 Sq. Mtrs.

T. That according to sanctioned plans area earmarked as under -



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Particulars	Area adm. (Sq. Mtrs.)	Remark
Area of Plot	9508.32	Area considered for sanction
Area under proposed D. P. Road/ Highway widening	2279.53	FSI in lieu to be availed
Open Space	746.75	--
Ancillary FSI	5416.40	--
Built Up Area	13357.72 (7549.09 Sq. Mtrs. residential + 5808.63 Sq. Mtrs. Commercial)	In form of Building A, B and Commercial Building C
Tenements	85 residential Units + 1 Showroom + 1 Office	

U. Said Project :- According to sanctioned plans Owner/ Developer implemented the scheme of Development and sale of units styled as 'MERITON HEIGHTS' in form of 3 buildings i.e. A, B and Commercial Building C.

V. VERIFICATIONS:

- a) **Public Notice:-** I caused to be published public notice in daily 'Prabhat' in respect of said property dated 06/04/2021 thereby calling upon objections to title to the said property. However I received no objection to said public notice.


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- b) **SEARCH:** I caused to be conducted the search of Index II registers on the website of IGR Maharashtra for last thirty years with a view to trace any document evidencing any encumbrance, charge etc. upon the said Property however I found no encumbrance, charge etc. upon the said Property except the entries and charge detailed above.

W. I THEREFORE, HEREBY OPINE THAT -

- a) Title to the said property of M/s. R. B. S. Builders and Developers through its Partners Mr. Ramesh Sohanlal Sarada and Mr. Bhikhabhai D. Chotaliya is clean, clear and marketable.
- b) M/s. R. B. S. Builders and Developers are entitled to develop the said property according to sanctioned plans.

All the papers returned herewith.


UNMESH DESHPANDE
ADVOCATE

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CHALLAN
MTR Form Number-6



GRN	MH001704985202324P	BARCODE			Date	08/05/2023-12:13:26	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV UNMESH DESHPANDE			
Location	PUNE							
Year	2023-2024 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				
				Remarks (If Any)	MERITON HEIGHTS S NO 6-3-5 MAMURDI PUNE			
Total			300.00	Amount In	Three Hundred Rupees Only			
				Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	10000502023050802008	3780193357839	
Cheque/DD No.				Bank Date	RBI Date	08/05/2023-12:14:43	Not Verified with RBI	
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 8379051111

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 दस्त्यासाठी लागू नाही.

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