

S. R. S. ADVOCATES & ASSOCIATES

B-10, Purushottam Apartments, Gokhale Road,
CTS No 1120, Model Colony, Shivajinagar, Pune - 411 016. Tel.: (020) 25663494

Ref. No. :

Date :

Date: 23/03/2024

FORMAT - A
(Circular No. 28 of 2021)

To,

**The Maharashtra Real Estate
Regulatory Authority, Mumbai.
(MahaRERA).**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 00 H 05 Ares i.e. 500 Square Meters, from and out of the land bearing Survey no. 24/1A/1/1, admeasuring 00 H. 02 Ares i.e. 200 Square Meters from and out of land bearing S. No. 24/1B/1/1, land bearing S. No. 24/1C/1/1 admeasuring 00 H. 10 Ares i.e. 1000 Sqaure Meters and land bearing S. No. 24/1D/1/1 admeasuring 00 H. 10 Ares i.e. 1000 Square Meters, totally admeasuring 00 H. 27 Ares i.e. 2700 Sqaure Meters, all situated at Village - Pimple Nilakh, Taluka - Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli. From and out of the Said Land an area admeasuring 201 Sqaure Meters is numbered as CTS No. 1197, part of the remaining area is part of CTS No. 1214 and balance area is yet to be numbered. The same is hereinafter collectively referred to as the 'Said Land' for the sake of brevity and convenience.

We have investigated the title of the Said Land on the request of **M/s Cristallo Infra LLP**, Office at S. No. 28/4/1/1, Omkar Hights, 4th Floor, Wakad Road, Vishal nagar, Pimple Nilakh, Aundh post, pune 411 027, through it's partners - **1. Vinayak Jaganath Bodke, 2. Nandkumar Ashok Balwadkar,**

1

(Signature)



3. Omkar Vinayak Bodke, 4. Ganesh Balasaheb Kate, 5. Karan Ajay Chadha and 6. Pratik Popat Patil and the following documents i.e.

1) DESCRIPTION OF THE SAID LAND:

All that piece and parcel of the land admeasuring 00 H 05 Ares i.e. 500 Square Meters, from and out of the land bearing Survey no. 24/1A/1/1, admeasuring 00 H. 02 Ares i.e. 200 Square Meters from and out of land bearing S. No. 24/1B/1/1, land bearing S. No. 24/1C/1/1 admeasuring 00 H. 10 Ares i.e. 1000 Square Meters and land bearing S. No. 24/1D/1/1 admeasuring 00 H. 10 Ares i.e. 1000 Square Meters, totally admeasuring 00 H. 27 Ares i.e. 2700 Square Meters, all situated at Village - Pimple Nilakh, Taluka - Haveli, District - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli. From and out of the Said Land an area admeasuring 201 Square Meters is numbered as CTS No. 1197, part of the remaining area is part of CTS No. 1214 and balance area is yet to be numbered and the same is bounded as below:

- On or towards East : By 12 meter wide road and Military Land;
On or towards South : By property belong to Mr. D. R. Bavdhane and Sandhya Nagari society;
On or towards West : By property held by Mrs. Meenakshi S. Chaher;
On or towards North : By Road and property of Mr. Taskar.

Along with easementary and all other rights attached thereto (Hereinafter land referred to as the "Said Land" for the sake of brevity and convenience)

2) THE DOCUMENTS OF THE ALLOTMENT OF THE SAID LAND:

Sr. No	Date	Name of the Documents (all are Photocopies)
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1	For the year 1944 to 1965	7/12 extracts in respect of S. no. 24/1
2	For the year 1965 - 1979.	7/12 extracts in respect of S. no. 24/1A, 24/1B, 24/1C and 24/1D.
3	For the year 1979 - 1994	7/12 extracts in respect of S. no. 24/1A/1(p)
4	For the year 1996 - 2023	7/12 extracts in respect of S. no. 24/1A/1/1, 24/1B/1/1, 24/1C/1/1 and 24/1D/1/1
5	30/06/2022, 05/08/2022, 15/09/2022	Mutation Entry nos. 154, 461, 577, 1088, 1813, 1890, 1947, 2181, 2663, 5996, 6968, 7025 & 7173.
6	30/08/1979	Sale Deed dated 30/08/1979 executed by Mr. Narayan Keshav Chonde, Mr. Dnyandev Keshav Chonde, Mr. Mahadu Keshav Chonde and Mr. Sahadu Keshav Chonde to and in favour of Mr. Baburao Ram Bavdhane, registered in the office of sub-registrar Haveli no. 1, at serial no. 2538/1979.
7	28/06/2010	Gift Deed dated 28/06/2010 executed by Mr. Baburao Ram Bavdhane to and in favour of Shri. Rama Baburao Bavdhane, Shri.Laxman Baburao Bavdhane and Shri.Dagadu Baburao Bavdhane, registered in the office of sub-registrar Haveli no 17, at serial no. 7700/2010.
8	29/05/2023	Inquiry register prepared by the city survey office
9	30/01/2023 & 04/01/2023	Démarcation Certificate & Zoning Demarcation
10	31/05/2023	Zone Certificate
11	02/11/2000	ULC order
12	23/05/2023	Property cards
13	09/11/2023	Development Agreement and Power of Attorney executed by Shri.Laxman Baburao Bavdhane and others in favour of M/s Cristallo Infra LLP through its partner Mr. Vinayak Jaganath Bodke, registered in the office of Sub Registrar Haveli No. 15 at sr. Nos. 22590/2023 and 22591/2023 respectively
14	28/09/2023	Search Report issued by Adv. B. B. Pathak
15	25/08/2022, 20/03/2024	Public Notice & Certificate
16	06/03/2024	Commencement Certificate
17	06/03/2024	Sanctioned Building Plan
18	23/03/2024	Possession Receipt executed by Shri.Laxman Baburao Bavdhane and others in favour of M/s Cristallo Infra LLP

- 3) Property Card Extract issued by Government of Maharashtra dated 09/11/2022 and Mutation entries bearing Nos. 154, 461, 577, 1088, 1813, 1890, 1947, 2181, 2663, 5996, 6968, 7025 & 7173
- 4) Search Report for the 30 years from 1994 till 2023

On perusal of the above-mentioned documents and all the relevant documents relating to the title of the Said Land, we are of the opinion that, Mr. Ram Baburav Bavdhane, Mr. Laxman Baburav Bavdhane, and Mr. Dagdu Baburav Bavdhane are the **exclusive owner of the Said Land and their title to the Said Land is clean, clear, and marketable**. Further, **M/s. Cristallo Infra LLP** has the right to develop the Said Land and to dispose of the units to be constructed thereon, subject to the terms and conditions of the aforesaid Development Agreement and Power of Attorney dated 09/11/2023. Further, **M/s. Cristallo Infra LLP** have absolute authority and rights to develop the Said Land by implementing the RERA project and dispose of the units therein in favour of the prospective purchasers subject to the consideration payable to Owners as detailed in the aforesaid Development Agreement.

Owner of the Said Land :

Mr. Ram Baburav Bavdhane, Mr. Laxman Baburav Bavdhane and Mr. Dagdu Baburav Bavdhane. Further, their family members i.e. Mr. Dattatray Ram Bavdhane, Mr. Pradip Ram Bavdhane, Mr. Shubham Laxman Bavdhane, Mr. Sharad Dagadu Bavdhane, Mr. Bharat Dagadu Bavdhane, Mrs. Usha Ram Bavdhane, Mrs. Surekha Dattatray Bavdhane, Master Aryan Dattatray Bavdhane, Master Abhiraj Dattatray Bavdhane, Mrs. Dipti Pradip Bavdhane, Mrs. Vaishali Laxman Bavdhane, Miss Ashika Laxman Bavdhane, Mrs. Shobha Dagadu Bavdhane, Mrs. Suvarana Vishal Margale alias Miss Suvarna Ram Bavdhane, Mrs. Managal Sagar Mane alias Miss Mangal Laxman Bavdhane, Mrs. Dipali Mangesh Zore alias Miss Dipali Laxman Bavdhane were joined as party to the

Development Agreement and Power of Attorney (registered in the office of Sub-registrar Haveli No. 15 at Sr. No. 22590/2023 & 22591/2023 respectively).

The report reflecting the flow of the title of the owner Mr. Ram Baburav Bavdhane, Mr. Laxman Baburao Bavdhane, and Mr. Dagdu Baburav Bavdhane in respect of the Said Land as well as the right to develop the Said Land of **M/s. Cristallo Infra LLP** enclosed herewith as **Annexure - "A"**.

Pune

Date: 23/03/2024



Adv. N. D. Sable
For S.R.S. Advocates and Associates

ENCL:Annexure - "A".



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FLOW OF THE TITLE OF THE SAID LAND -

a) Property Card Extract in respect of C.T.S. No. 1197 & 1214, situated at Village - Pimple Nilakh, Taluka - Haveli, District - Pune dated 23/05/2023.

b) Mutation Entries -

a. It appears from the revenue record that the land bearing S. No. 24/1 was originally owned and occupied by one, Mr. Keshav Hari Chondhe. It further appears from the Mutation entry no. 328, the said Mr. Keshav Hari Chondhe died intestate on 17th October 1948 leaving his four sons namely Narayan, Dnyandeo, Mahadev, Sahadu & wife Smt. Gangubai as his legal heirs & representatives. Accordingly, their names were recorded in the revenue record of the aforesaid land.

b. The reference of mutation entry no 154 was given in mutation entry no 2336 that as per the aforesaid mutation entry, the name of Mr. Anant Daji Puranik was recorded in the other rights column of the land bearing S. No. 24/1 as Najar Gahankhatdar.

c. It appears from the mutation entry no. 339, the name of Mr. Raghu Ingavle was recorded as a protected tenant in respect of the said land. It also appears from the 7/12 extract that the name of the aforesaid tenant was subsequently deleted.

d. It appears from the mutation entry no. 461 that Mr. Narayan Keshav Chondhe has obtained a loan of Rs. 500 from Pimple Nilak Vividh Karyakari Society and has executed Ikrar for the same.

e. It appears from the mutation entry no. 498 that the aforesaid four sons of late Mr. Keshav Chondhe had partitioned their ancestral properties including the aforesaid land bearing S. No. 24/1 & accordingly effect of the said partition was given to the revenue record of the land bearing S. no. 24/1 on the basis of the application & statements given by them. It further appears that they have also stated that there is no protected tenant in the said land. Further, it also appears that as per the said partition, land admeasuring 04 Acre 37.25 Are came to each son from & out of land bearing survey no. 24/1. Accordingly, the land that came to the share of Mr. Narayan was recorded as survey no. 24/1A, to Mr. Dnyanoba as survey no. 24/1B, to Mr. Mahadu as survey no. 24/1/C and to Mr. Sahadu as survey no. 24/1D.

f. It appears from the mutation entry no. 577 that Mr. Narayan Keshav Chondhe has obtained Tagai of Rs. 5000. Accordingly, a charge of Rs. 5000 was recorded in the other right column of the land held by him.

g. It appears from the mutation entry no. 582 that Mr. Dnyandeo Keshav Chondhe has obtained Tagai of Rs. 5000. Accordingly, a charge of Rs. 5000 was recorded in the other right column of the land held by him.

h. It appears from the mutation entry no. 583 that Mr. Mahadeo Keshav Chondhe has obtained Tagai of Rs. 5000. Accordingly, a charge of Rs. 5000 was recorded in the other right column of the land held by him.

i. It appears from the mutation entry no. 607 that the provisions of the Weights, Measurements and Indian Coinage Act, 1955 were made applicable to the said village wherein the land bearing Survey No. 24/1 is situated, with the instructions to give paper effect to the areas to standardize the same.

j. It appears from the Mutation entry no. 657 that Mr. Sahadu Keshav Chonde has obtained a loan of Rs. 5000 from the Bank of Maharashtra &

accordingly the Charge of the Bank of Maharashtra was recorded in the other rights Column of the land held by him.

k. It appears from the Mutation entry no. 736 that Mr. Sahadu Keshav Chonde has obtained a loan of Rs. 1000 from the Bank of Maharashtra & accordingly the Charge of Bank of Maharashtra was recorded in the other rights Column of the land held by him.

l. It appears from the Mutation entry no. 773, that, Mr. Sahadu Keshav Chonde has obtained loan of Rs. 4000 from the Bank of Maharashtra & accordingly charge was recorded in the other rights column of land held by him.

m. It appears from the Mutation entry no 827 that Mr. Sahadu Keshav Chonde & others have sold land admeasuring 00 H. 02 Ares from & out of the land bearing Survey no. 24/1D/1 vide Sale Deed dated 27/12/1984 to Sandhya and Jyotsna Ambadas Shinde. Accordingly, the name of the purchasers were recorded & the area purchased by them was renumbered as Survey no. 24/1D/2

n. It appears from the Mutation entry no. 933 that, Mr. Dnyanoba Keshav Chonde & others have sold an area admeasuring 00 H. 20 Ares from & out of the land bearing Survey no. 24/1B/1 to Mr. Padmanath Ganesh Tendulkar. Accordingly, the name of aforesaid purchaser was recorded to the revenue record & the area purchased by him was renumbered as. Survey no. 24/1B/2

o. It appears from the Mutation entry no. 934 that, Mr. Narayan Keshav Chonde & others have sold an admeasuring 00 H. 20 Ares from & out of the land bearing Survey no.24/1A/1 vide Sale Deed dated 27/03/1981 to Mr. Padmanath Ganesh Tendulkar & 3 others. Accordingly, their names were recorded to the land purchased by them & same was renumbered as Survey no. 24/1A/2.

p. It appears from the Mutation entry no. 935 that, Mr. Mahadu Keshav Chonde & others have sold an admeasuring 00 H. 20 Ares from & out of the land bearing Survey no.24/1C/1 to Mr. Padmanath Ganesh Tendulkar & 3 others. Accordingly, their names were recorded to the land purchased by them & same was renumbered as Survey no. 24/1C/2.

q. It appears from the Mutation entry no. 936 that, Mr. Sahadu Keshav Chonde & others have sold an admeasuring 00 H. 20 Ares from & out of the land bearing Survey no.24/1D/1 vide Sale Deed dated 27/03/1981 to Mr. Padmanath Ganesh Tendulkar & 3 others. Accordingly, their names were recorded to the land purchased by them & same was renumbered as Survey no. 24/1D/2.

r. It appears from the Mutation entry no.1088 that Mr. Baburao Ram Bavdhane has purchased an area admeasuring 00 H. 10 Ares from and out of the land bearing S. No. 24/1A/1, land admeasuring 00 H. 10 Ares from and out of the land bearing S. No. 24/1B/1, land admeasuring 00 H. 10 Ares from and out of the land bearing S. No. 24/1C/1, land admeasuring 00 H. 10 Ares from and out of the land bearing S. No. 24/1D/1 from Mr. Narayan Keshav Chonde, Mr. Dnyandev Keshav Chonde, Mr. Mahadu Keshav Chonde and Mr. Sahadu Keshav Chonde vide registered Sale Deed dated 30/08/1979. The said Sale Deed is registered in the office of sub-registrar Haveli no. 1, at serial no. 2538/1979. As per the aforesaid Sale Deed, the name of the aforesaid purchaser was recorded to the area purchased by him and the same was renumbered as S. No. 24/1A/1/1, S. No. 24/1B/1/1, S. No. 24/1C/1/1 and S. No. 24/1D/1/1, respectively. However, the aforesaid entry was recorded subject to the provisions of section 84C of B.T. & A.L. act.

s. It further appears from the M.E. 1813 that, as per the order passed by Hon'ble Tehsildar, dated 5th April 1987, the remark concerning section 84 C was deleted and the transaction/sale deed dated 30/08/1979 done by Mr. Baburao Rama Bavdhane was declared as valid.

t. It appears from the M.E. no. 1890 that, as per the order passed by Tehsildar the name of Mr. Anant Daji Puranik written in other rights column of the said land was deleted.

u. It appears from the M.E. No. 1947 that, as per the order passed by Hon'ble collector, the charge of Tagai was deleted.

v. It appears from the Mutation entry no. 1972 that, Mr. Baburao Rama Bavdhane has sold an admeasuring 00 H. 03 Ares from & out of the land bearing Survey no.24/1B/1/1 vide Sale Deed dated 02/06/1989 to Mrs. Minakshi Chaher. Accordingly, her name was recorded to the land purchased by her & same was renumbered as Survey no. 24/1B/1/1/1.

w. It appears from M.E. No. 2181 that, as per the order passed by Hon'ble by Collector, the charge of Tagai was deleted.

x. It appears from M.E. No. 2663 that, as per the order passed by the Hon'ble Collector, the charge of Tagai was deleted.

y. It appears from the M.E. No. 5936 & Gift Deed dated 28/06/2010 that Mr. Baburao Rama Bavdhane bequeathed the land admeasuring 00 H. 05 Ares from & out of the land bearing S. no. 24/1A/1/1, land admeasuring 00 H. 02 Ares from & out of the land bearing S. no. 24/1B/1/1, land bearing S. no.. 24/1C/1/1, admeasuring 00 H. 10 Ares & land bearing S. no. 24/1D/1/1, admeasuring 00 H. 10 Ares to Shri. Rama Baburao Bavdhane, Shri.Laxman Baburao Bavdhane and Shri. Dagadu Baburao Bavdhane. The said Gift Deed is registered in the office of sub-registrar Haveli no 17, at serial no. 7700/2010. Accordingly, the names of the aforesaid persons were recorded to the revenue record of the said land bearing S. No. 24/1A/1/1, S. No. 24/1B/1/1, S. No. 24/1C/1/1 and S. No. 24/1D/1/1.

z. It appears from mutation entries no 6968 & 7025 that the concerned authority has rectified the typographical error that occurred while computerization in respect of land bearing S. No. 24/1D/1/1 & S. No. 24/1B/1/1 respectively.

aa. Mutation entry no 7173 is in respect of the land held by Smt. Minakshi Chaher from and out of land bearing S. No. 24/1B/1/1. Mutation entries bearing no 3488,3792,4115, 623 & 6929 were not made available.

C) Adv. B. B. Pathak carried out a search in respect of the said Land in various Sub-Registrar Offices for the last 30 (Thirty) years i.e. from 1991 to 2022 and for another two years that is from 2022 to 2023. An amount of Rs. 750/- & 300/- has been paid in the office of Sub-Registrar Haveli vide E-Challan, vide GRN MH007872812202223E & MH004177259202324P respectively towards the search fees. As per the instructions, Adv. B. B. Pathak has taken a search in the office of Sub-Registrar Haveli, and a common search in the office of Joint District Registrar, Pune, and also on the website of IGR Pune. Adv. B. B. Pathak has submitted his report dated 19/09/2022 and 15/12/2023. He has not come across any adverse entry to the title of Mr. Ram Baburav Bavdhane and others in respect of the Said Land. As per his said Search Report, during the said Search he has not found any entry adversely affecting the title of the Said Land.

d) Other Relevant Title Documents:

1. It appears from the inquiry register prepared by the City Survey that an area admeasuring 201 Square meters was numbered C.T.S. No. 1197 and an area admeasuring 2800.7 Square Meters as C.T.S. No. 1214 from and out of the land bearing S. No. 24 held by Mr. Baburav Bavdhane. However, the names of Mr. Baburav Bavdhane and the present holders are not yet recorded on the concerned property cards.

2. It appears from the ULC order dated 02/11/2000 passed by the Hon'ble Additional Collector and Competent Authority Pune Urban Agglomeration Pune that the land S. No. 24/1A/1/1, admeasuring 1000 Square Meters, S. No. 24/1B/1/1, admeasuring 700 Square Meters, S. No. 24/1C/1/1, admeasuring 1000 Square Meters and S. No. 24/1D/1/1, admeasuring 1000 Square Meters were declared as non surplus as the provisions of the act do not apply to them,

3. It appears that the concerned authority has issued a demarcation certificate dated 30/01/2023 in respect of the Said Land under मो. र. नं. 6298.

4. It appears from the zone certificate dated 31/05/2023 that land bearing S. No. 24 is partly reserved for a school, proposed 24 Meter and 12 Meter wide road, part is also affected by a blue line and red line, and the remaining land is situated within the Residential Zone and Green Zone & it further appears that PCMC has issued zoning demarcation of the Said Land vide zoning demarcation dated 04/01/2023 and as per the same the Said Land falls within Residential Zone.

5. It appears from the Development Agreement and Power of Attorney dated 09/11/2023 that Mr. Ram Baburav Bavdhane and others have executed the Development Agreement and Power of Attorney in respect of the Said Land to and in favour of a registered LLP namely M/s. Cristallo Infra LLP through its partner Mr. Vinayak Jaganath Bodke. The same were registered in the office of Sub-registrar Haveli No. 15 at Sr. No. 22590/2023 & 22591/2023 respectively.

6. Adv. Gorakh Shivajirao Lamkhade had published public notice in Daily Prabhat, in its issue dated 25/08/2022 and thereby called objections if any from public at large in respect of the transaction entered into by Owners in favour of M/s. Cristallo Infra LLP through its partner Mr. Vinayak Jaganath Bodke. He has issued certificate dated 20/03/2024 stating that he has not received any objection from anybody in pursuance of the same.

7. It appears from the Commencement Certificate dated 06/03/2024 bearing no B.P./PIMPLE NILAKH/30/2024 that Pimpri Chinchwad Municipal Corporation has approved building plan in respect of the building to be constructed on the Said Land.

8. It further appears that as per possession receipt Mr. Ram Baburao Bavdhane & others have confirmed that they have demolished their old structure which were standing on the Said Land and have delivered the possession of the Said Land to M/s. Cristallo Infra LLP as stipulated in Development Agreement dated 09/11/2023.

9. Further, M/s. Cristallo Infra LLP through its partner Mr. Vinayak Jaganath Bodke have also informed us that, at present there is no any charge/encumbrance or any kind of litigation on the Said Land or part thereof. Further, Mr. Vinayak Jaganath Bodke the partner of M/s. Cristallo Infra LLP have also informed us orally that as on date they have not obtained a loan from any financial institution or any person/s on the Said Land. Based on the information provided by our client M/s. Cristallo Infra LLP and on the basis of the photocopies of the documents referred to above we have certified that title and have issued the present Legal Title Report accordingly.

e) LITIGATIONS/ENCUMBRANCE:

No Litigation/s are at present subsisting in respect of the Said Land.

Pune

Date: 23/03/2024



Adv. N. D. Sable
For S.R.S. Advocates and Associates

