

Date-03/05/2025

FORMAT- A
(Circular No. :-28/2021)

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

LEGAL TITLEREPORT

Sub.: Title clearance certificate with respect to all that piece and parcel of lands situated at **CS No. 4663, 4664(P), 4665 (P)** total admeasuring **53,807.93 Sq. Mtr.** out of which area to be developed under this project admeasures **15153.75 Sq. Mtr.** lying and being situated at **Village: Akurdi, Taluka: Mawal, District: Pune - 411019** within the limits of the **Pimpri Chinchwad Municipal Corporation**, and within the jurisdiction of Sub Registrar Haveli Pune.

Bounded as follows:

- East** - Old Pune Mumbai Road;
West - CTS No. 4662 and 4665;
South - 31 meter wide road;
North - Old Pune Mumbai Road and 31 meter wide Road.



I have investigated the title of the said land on the request of **Upsquare Ventures LLP** having its registered office at **M2/14, SR NO 10/14, OFFICE 1, NISARG, HOUSING SOCIETY, Yerwada, Pune - 411006** and following documents:-

- 1) **Description of the property** :- all that piece and parcel of lands situated at **CS No. 4663, 4664(P), 4665(P)** total admeasuring **53,807.93 Sq. Mtr.** out of which area to be developed under this project admeasures **15153.75 Sq. Mtr.** lying and being situated at **Village: Akurdi, Taluka: Mawal, District: Pune - 411019** within the limits of the **Pimpri Chinchwad Municipal Corporation**, and within the jurisdiction of Sub Registrar Haveli Pune and bounded as under –

ON OR TOWARDS:-

- East** - Old Pune Mumbai Road;
West - CTS No. 4662 and 4665;
South - 31 meter wide road;
North - Old Pune Mumbai Road and 31 meter wide Road.

2) **The documents of allotment of plot** :-

Sr	Particulars
1	VF 7/7A/12 extracts of Survey No.162 from the year 1965 till 2024
2	Mutation entries in VF 6, relating to the said Property during the period from 1953 till 2024
3	Property Card pertaining to larger land bearing City Survey No.4662, 4663, 4665, 4666 and 4667 from 1991



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	till 2024 including the said Property
4	Agreement dated 17.12.1951 and supplement thereto dated 12.06.1952, executed between then Governor of Bombay and Ruston and Hornsby (India) Ltd. of land bearing Survey No.162, 163, 164, 165, 166, 167 and 168 of village Akurdi, Taluka Haveli, Dist. Pune.
5	Order of Collector of Pune bearing NO.LND/SR/VI/30/1953 dated 25.11.1953, conversion of land into Non-Agriculture use.
6	Sanad dated 14.09.1973 executed by Collector of Pune Infavour oc Ruston and Hornsby (India) Ltd.
7	Order dated 10.05.1993, of High Court Mumbai in Company Petition No. 120/1993 connected with Company Application No.540/1992 for amalgamation of Ruston and Hornsby (India) Ltd. into Greaves Cotton and Company Ltd.
8	ULC Oder dated 28.12.1994, under section 8(4) of ULC Act in the Case No.62-R, Pub.Co.667 declared that the said Company was not holding any surplus vacant Land
9	Fresh Certificate of Incorporation Consequent on change of name from Greaves Cotton and Company Ltd into Greaves Cotton Limited dated 29.03.2022 issued by the Registrar of Compnies.
10	Order dated 07.06.2023 bearing No.PMH/Vikri



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	<p>Parvangi/CR/01/2023 issued by the Collector of Pune granting permission to sell inter alia the said Property and its change of use pursuant to the Government Resolution dated 29.06.2022 pertaining to grant of permission to sell and/or change, the use of the properties acquired for the companies under the Land Acquisition Act 1894, followed by Government Memorandum dated 30.01.2023 on payment of prescribed amount by Greaves Cotton Limited on 18.05.2023 vide challan No.MH00219822420232.</p>
11	<p>Certificate of incorporation dated 05.06.2015 pertaining to Runwal Developers LLP at LLPIN: AAE-1029, and dated 25.07.2021 witnessing change of its name to Upsquare Ventures LLP at LLPIN: AAE-1029, issued by the Registrar of Companies under the provisions of the Limited Liability Act 2008, mentioning the names of Vishal Sumerchand Agarwal and Rajesh Satyanarayan Mittal as Designated Partners thereof.</p>
12	<p>Sale Deed dated 28.09.2023, registered with the Sub-Registrar Ilaveli No.22 II 1/2023, pertaining to the said Property executed by Greaves Cotton Limited in favour of Upsquare Ventures LLP.</p>
13	<p>Tentative Approval or Demarcation of land sub-division layout (1 to R) dated 28.11.2023, No.BP/ Akurdi/ 26/</p>



	2023 issued by the PCMC.
14	Demarcation Certificate vide Mojni Register No.7162/2023, dated 28.04.2023 demarcated by the City Survey Officer, Pimpri Chinchwad.
15	Title Certificate dated 16.06.2022 and 11.08.2023 issued by the Advocate M/s Rajiv Patel and Associates
16.	Possession Receipt dated 27 th March 2025 registered with office of Sub- Registrar Haveli No 5 at Sr. No 6510/2025 between M/s Upsquare Ventures LLP & Pimpri Chinchwad Municipal Corporation for 5% Amenity Space.
17.	Indenture of Mortgage cum Charge dated 16 th April 2025 registered with office of Sub- Registrar Haveli No 11 at Sr. No 9391/2025 between M/s Upsquare Ventures LLP & M/s Bajaj Housing Finance Limited.

3) 7 /12 extract issued by Talathi, Pune dated 07/01/2023

Sr. No.	Survey No.	Mutation Entry No.
1.	CS No. 4663, 4664(P), 4665(P)	Entries No.616, 625, 866, 3422, 4829, 1289

4) Search report for 30 years from 1994 till 2025.

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 the title

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Advocate



of the Owner/ Developer M/s **Upsquare Ventures LLP** is having clear, marketable and without any encumbrances except Mortgage cum Charge Created by M/s. Bajaj Housing Finance Limited. Property under search is not subject matter of any suit or legal proceeding.

Owners of land:

Survey No.	Area (In Sq. Mtr.)	Landowner Name	Developer Name
CS No. 4663, 4664(P), 4665(P)	53,807.93 Sq. Mtr.	Upsquare Ventures LLP	Upsquare Ventures LLP

Qualifying comments – Vide Indenture of Mortgage cum Charge dated 16th April 2025 registered with office of Sub- Registrar Haveli No 11 at Sr. No 9391/2025 between M/s Upsquare Ventures LLP & M/s Bajaj Housing Finance Limited the Owner / developers have availed Finance / Loan from M/s Bajaj Housing Finance Limited creating their charge on the said property on terms and conditions mentioned therein.

3/- The report reflecting the flow of the title of the Owner/ Developer M/s.

Upsquare Ventures LLP on the said plots are enclosed herewith as annexure.

Encl: Annexure A



Adv. Makarand Paradkar

Date: 03/05/2025

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract as on date of application for registration

All the piece and parcel of lands situated at **CS No. 4663, 4664(P), 4665(P)** totaladmeasuring **53,807.93 Sq. Mtr.** out of which area to be developed under this project admeasures **15153.75 Sq. Mtr.** lying and being situated at **Village: Akurdi, Taluka: Mawal, District: Pune - 411019** within the limits of the **Pimpri Chinchwad Municipal Corporation** is owned by Upsquare Ventures LLP

2) Mutation Entry Nos:-

Sr. No.	Survey No.	Mutation Entry No.
2.	CS No. 4663, 4664(P), 4665(P)	Entries No. 616, 625, 866, 3422, 4829, 1289

3) Search Report for 30 years from 1994 to 2025 from Sub Registrar, Haveli.

4) Flow of Title of the said land:-

(a) The Collector of Poona (as it then was) representing the State of Bombay (as it then was) acquired all those pieces of land bearing Survey Nos.162 to 167, in all admeasuring "Hectare 24.07 Are" situated at village Akurdi of Taluka Haveli, District Pune, under Part-VII of the Land Acquisition Act, 1894 (as it then was) for Ruston &Hornsbee India Limited (now, "Greaves Cotton Limited") under the Agreement dated 12.06.1952 for its use for



Manufacturing of Engines & Centrifugal Pumps. This is also witnessed by mutation entry No.616 dated 17.05.1953 and mutation entry No.625 dated 18.07.1954 carried to the record of rights thereof.

(b) The Collector of Poona (as it then was), by its Order No.LND/SR/V1/30/1953 dated 25.11.1953 permitted the said company to use the said pieces of land for non-agriculture purposes of industry. A Sanad dated 14.09.1973 also came to be issued by the Collector of Poona in favour of said Company relating to the said pieces of the land, which later on were consolidated and given only Survey No.162 as witnessed by the mutation entry No.866 dated 10.05.1963 carried to the record of rights thereof.

(c) In the enquiry for city survey, the said consolidated land bearing Survey No.162, were allotted 'City Survey Numbers' as follows:

City Survey No.	Area
4662	29440.50sq.mt.
4663	42170.90sq.mt.
4664	17375.60sq.mt.
4665	9563.80sq.mt.
4666	50882.40 sq.mt.
4667	61463.00sq.mt.



(d) Ruston & Hornsbee India Limited however came to be merged with Greaves Cotton & Company Limited pursuant to the order dated 10.05.1993 passed by the Hon'ble High Court of Judicature at Bombay, in

Company Petition No. 120/ 1993 together with connected Company Petition No.540/ 1992. This has also been mentioned in the record of rights inter alia pertaining to the said Property by mutation entry no.3422 dated 14.10.1994.

- (e) In the meanwhile, the name of Greaves Cotton & Company Limited was changed to Greaves Cotton Limited and thereafter to Greaves Cotton Limited as is witnessed by the Certificate of Incorporation dated 25.11.2003 issued by the Registrar of Companies, Mumbai. This is also reflected in the record of rights inter alia pertaining to the said Property by the mutation entry no.4829 dated 14.02.2008.
- (f) The Competent Authority, Pune Urban Agglomeration, Pune by its order dated 28.12.1994 passed under Section 8 (4) of the Urban Land (Ceiling and Regulations) Act 1976 (as it then was) in case No.62-R-pub.co.667 declared the holding inter alia of the said Property by the said company previously known as Ruston & Hornsbee India Limited as not holding any surplus land.
- (g) On application of said company Greaves Cotton Limited, the Collector of Pune, by its order dated 07.06.2023 bearing No.PMH/VikriParvanj/CR/OI/2023 issued by the Collector of Pune, granted permission to sell inter alia the said Property and change its use pursuant to the Government Resolution dated 29.06.2022 pertaining to grant of permission to sell and/or change the use of the properties acquired for the companies under the Land Acquisition Act 1894, followed by Government Memorandum dated 30.01.2023 on payment of prescribe



amount by said company Greaves Cotton Limited on 18.05.2023 vide challan No.MH00219822420232.

- (h) Greaves Cotton Limited pursuant to the Resolution dated 14.09.2023 passed in the Meeting of the Board of Directors, by the Sale Deed dated 28.09.2023 sold the said Property (described in clause-1 above) unto and in favour of Up-Square Ventures LLP, a limited liability partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and registered at LLPIN-AAE-1029. Accordingly, the name of the said purchaser Up-Square Ventures LLP came to be entered in the Property Register Card relating to the said Property vide mutation entry No.1289 dated 07.01.2023.
- (i) The said Property has also been demarcated vide Demarcation Certificate at Mojni Register No.7162/2023, dated 28.04.2023 by the City Survey Officer, Pimpri Chinchwad.
- (j) The Pimpri-Chinchwad Municipal Corporation being the planning authority, under the provisions of Unified Development Control and Promotion Regulations 2020 (UDCPR) for Maharashtra State permitted conversion of the said property from industry to residential use by its Order No.BP/Akurdi/26/2023 dated 28.11.2023.
- (k) Vide Possession Receipt dated 27th March 2025 registered with office of Sub- Registrar Haveli No 5 at Sr. No 6510/2025 between M/s Upsquare Ventures LLP & Pimpri Chinchwad Municipal Corporation the Owners / Developers have handed over the possession of land admeasuring 7071.18 Sq. Mtrs as 5% Amenity Space as per Rule No 4.8.1(B)(11) UDCPR 2020.



**Makarand Paradkar
Advocate**



(1) For development of the said property, the Owner Upsquare Ventures LLP will be required to seek necessary approvals and sanctions under the provisions of the Environment (Protection) Act 1986 from the concerned authorities thereunder, as also, on passing of the plans for construction of the building/s thereon compliances under the provisions of the Real Estate (Regulation & Development) Act 2016 ("RERA") will be required to be made. 28.11.2023.

5) Any other relevant title: Vide Indenture of Mortgage cum Charge dated 16th April 2025 registered with office of Sub- Registrar Haveli No 11 at Sr. No 9391/2025 between M/s Upsquare Ventures LLP & M/s Bajaj Housing Finance Limited the Owner / developers have availed Finance / Loan from M/s Bajaj Housing Finance Limited creating their charge on the said property on terms and conditions mentioned therein.

6) Litigations if any : No



Adv. Makarand Paradkar

Date: 03/05/2025