

FORMAT A

To,
MahaRERA
Pune Division

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect land admeasuring 01 H 00 R (10,000 sq. mtrs.) out of Gat No.123, situated at Village Borhadewadi, Taluka Haveli, District Pune.

I have investigated the title of the said plot on the request of Global Properties, an Association of Persons and relying on following documents i.e.

1. Description of the said land: All that piece and parcel of the land admeasuring 01 H 00 R (10,000 sq. mtrs.) out of Gat No.123, situated at Village Borhadewadi, Taluka Haveli, District Pune, within limits of Pimpri Chichwad Municipal Corporation and bounded as follows:

On or towards East : D.P. Road and remaining land out of Gat No. 123,

On or towards South : Remaining land out of Gat No. 123,

On or towards West : 24 Mtr. Wide D. P. Road and boundary of Village Chikhali and

On or towards North : Said land owned by Shri. Dhondiba Bhiku Borate.

2. Documents of the said land:

- i. Village Form 7/12 of Survey Nos. 138 & 139, Old Gat No. 1243 and New Gat No. 123;
- ii. The extracts of various mutation entries from Village Form No. VI;
- iii. The Permission to use the said Said land for Non-Agricultural use given by Collector, Pune, under no. PMH/NA/SR/187/12, Pune, Dated 04/10/2012;
- iv. Zone Certificate;





- v. Development Agreement dated 18/10/2005 and Registered at Sr. No. 7119/2005;
- vi. Power of Attorney dated 18/10/2005 and Registered at Sr. No. 7120/2005;
- vii. Sale Deed dated 15/06/2010 (Sr. No. 5132/2010);
- viii. Sale Deed dated 15/06/2010 (Sr. No. 5133/2010);
- ix. Notarised Single Joint Venture Agreement dated 8/4/2011;
- x. Notarised Supplementary Agreement to the Single Joint Venture agreement dated 15/1/2013;
- xi. Commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/०१/२०१२ dated 02-01-2012
- xii. Revised commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/४५/२०१४ dated 11-08-2014
- xiii. Revised commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/३३/२०१५ dated 15-06-2015
- xiv. Completion certificate bearing No. 157/2015 dated 07-07-2015
- xv. Completion certificate bearing No. 160/2016 dated 26-05-2016
- xvi. Completion certificate bearing No. 128/2017 dated 17-04-2017
- xvii. Revised Commencement certificate bearing No. बी.पी./बोन्हाडेवाडी/४२/२०२३ dated 01-06-2023
- xviii. Environmental Clearance (EC) certificate bearing No. EC23B038MH111324

3. Search report for 30 years from 1993 to 2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said said land, I am of the opinion that the title of following owners are clear, marketable and without any encumbrances.



5. Owners of the land:

- i. Shri. Yogesh Dattatray Dhapatkar,
- ii. Shri. Arvind Gangabisan Kasat,
- iii. Shri. Asif Yasin Pathan,
- iv. M/S. V. M. Matere Reality through its partners Shri. Rohit Vishnu Matere and Shri. Shrikant Gulab Matere

6. The report reflecting the flow of the title of the owners of the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 21-06-2023



V Aher

Adv. Vinayak Aher
B.Sc. LL.M (UK)

Housiey



FLOW OF THE TITLE OF THE SAID LAND

I offer my opinion about the title of the said land at the instance of Global Properties, an Association of Persons, through its members Shri. Yogesh Dhapatkar, Shri. Arvind Kasat, Shri. Asif Pathan and M/S. V. M. Matere Reality through its partners Shri. Rohit Matere and Shri. Shrikant Matere, having its principal place of business at Matere House, Gat No. 62, Borhadewadi, Moshi, Taluka Haveli, Dist. Pune (hereinafter referred to as the "said Association") which is as follows:

I) Description of the Land: All that piece and parcel of the land admeasuring 01 H 00 R (10,000 sq. mtrs.) out of Gat No.123, situated at Village Borhadewadi, Taluka Haveli, District Pune, within limits of Pimpri Chichwad Municipal Corporation and bounded as follows:

On or towards East : D.P. Road and remaining land out of Gat
No. 123,

On or towards South : Remaining land out of Gat No. 123,

On or towards West : 24 Mtr. Wide D. P. Road and boundary of
Village Chikhali and

On or towards North : Said land owned by Shri. Dhondiba
Bhiku

Borate.

II) The following documents were given for my inspection:

- i. Village Form 7/12 of Survey Nos. 138 & 139, Old Gat No. 1243 and New Gat No. 123;
- ii. The extracts of various mutation entries from Village Form No. VI;
- iii. The Permission to use the said Said land for Non-Agricultural use given by Collector, Pune, under no. PMH/NA/SR/187/12, Pune, Dated 04/10/2012;
- iv. Zone Certificate;
- v. Development Agreement dated 18/10/2005 and Registered at Sr. No. 7119/2005;
- vi. Power of Attorney dated 18/10/2005 and Registered at Sr. No. 7120/2005;

- vii. Sale Deed dated 15/06/2010 (Sr. No. 5132/2010);
- viii. Sale Deed dated 15/06/2010 (Sr. No. 5133/2010);
- ix. Notarised Single Joint Venture Agreement dated 8/4/2011;
- x. Notarised Supplementary Agreement to the Single Joint Venture agreement dated 15/1/2013;
- xi. Commencement certificate bearing No. बी.पी./बोऱ्हाडेवाडी मोशी/ले.आ/०१/२०१२ dated 02-01-2012
- xii. Revised commencement certificate bearing No. बी.पी./बोऱ्हाडेवाडी मोशी/ले.आ/४५/२०१४ dated 11-08-2014
- xiii. Revised commencement certificate bearing No. बी.पी./बोऱ्हाडेवाडी मोशी/ले.आ/३३/२०१५ dated 15-06-2015
- xiv. Completion certificate bearing No. 157/2015 dated 07-07-2015
- xv. Completion certificate bearing No. 160/2016 dated 26-05-2016
- xvi. Completion certificate bearing No. 128/2017 dated 17-04-2017
- xvii. Revised Commencement certificate bearing No. बी.पी./बोऱ्हाडेवाडी/४२/२०२३ dated 01-06-2023
- xviii. Environmental Clearance (EC) certificate bearing No. EC23B038MH111324

III) History of the said land:

- i. Survey No. 138 and Survey No. 139 were originally owned and possessed by Shri. Malojirao Narsinghrao Shitole as Pargana Watan Inam Land. Shri. Eknath Raghuji Borate was Protected Tenant of land bearing Survey No. 138 and Survey No. 139 as per the provisions of Bombay Tenancy and Agriculture Lands Act, 1948.
- ii. In the year 1958, Shri Eknath Borate died leaving behind him his sons by names Shri. Bhau, Shri. Raghu, Shri. Rau alias Ravba and daughters by names Saraswati Bala Parandwal, Housabai Vithhal Tilekar, Babubai Digamber Tamhane. Accordingly, the names of heirs of late Shri. Eknath Borate were recorded in Revenue Record Village Form No. 7/12

- effecting mutation in the Revenue Record Village Form No. VI by Mutation Entry (Hereinafter referred to as "M. E.") No. 4120.
- iii.** On the application of Shri. Rau alias Ravba Borate and after recording the statements of the of daughters of deceased Eknath Borate, the names of the daughters were deleted from the Revenue Record Village Form No. 7/12 by effecting mutation in the Revenue Record Village Form No VI by M. E. No. 4232.
- iv.** After the proceedings before Agricultural Lands Tribunal for Deemed Purchase under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948, the purchase price for the land out of Survey No. 138 and Survey No. 139 was fixed. Accordingly, the names of Shri. Bhau Eknath Borate, Shri. Raghu Eknath Borate and Shri. Rau alais Ravba Eknath Borate were recorded as Kabjedar in the Revenue Record Village Form No. 7/12 by effecting mutation in the Revenue Record Village Form No VI by M. E. No. 4237 and 4277, respectively. In the year 1969 & 1970, Shri. Bhau Eknath Borate, Shri. Raghu Eknath Borate and Shri. Rau alais Ravba Eknath Borate paid the purchase price decided by the Agricultural Lands Tribunal for the Survey No. 138 (1/4th part) and Survey No. 139 (part) and had been granted certificate under Sec. 32M of the Bombay Tenancy and Agriculture Lands Act, 1948.
- v.** Subsequently in the year 1970, the land bearing Survey No. 138 and Survey No. 139 was renumbered as Gat No. 1243 admeasuring area 3 H. 36 R. Since then the name of Shri. Rau alias Ravba Eknath Borate was recorded in Revenue Record Village Form No. 7/12 as Karta of Hindu Undivided Family. There is no record available about the rights of Shri. Bhau Eknath Borate and Shri. Raghu Eknath Borate. In the year 1989 or so, Gat No.1243 was renumbered as Gat No.123.
- vi.** Shri. Rau alias Ravba Eknath Borate expired on 10/09/1991 leaving behind him four sons by names Rohidas, Dnyaneshwar, Shantaram, Kailas and two daughters by names Savitribai Sitaram Shevkar and Lilabai Kashinath Talekar and wife Anusaya Ravba Borate. Their names



- were recorded in the Revenue Record Village Form No. 7/12 by effecting mutation in the Revenue Record Village Form No. VI by M. E. No. 558.
- vii.** Shri. Rohidas, Shri. Dnyaneshwar, Shri. Shantaram, Shri. Kailas Ravaba Borate and Savitribai Sitaram Shevkar and Lilabai kashinath Talekar executed Development Agreement and Power of Attorney in favour of Shri. Vinayak Pandharinath Bhongale for the area admeasuring 02 H. 00 R out of Gat No. 123 in all admeasuring 03 H. 36 R. The said Development Agreement and Power of Attorney are registered on 18/10/2005 in the office of the Sub-Registrar Haveli No. 14 at Sr. No. 7119/2005 and Sr. No. 7120/2005, respectively.
- viii.** Mrs. Savitribai Sitaram Shevkar released her undivided share in the said land bearing Gat No. 123 by a release deed in favour of her brothers, Shri Rohidas, Shri. Dnyaneshwar, Shri. Shantaram and Shri. Kailas. The said Release Deed is registered in the office of the Sub-Registrar Haveli No. 14 at Sr. No. 2496/2009.
- ix.** Mrs. Lilabai Kashinath Talekar released her undivided share in the said land bearing Gat No. 123 by a release deed in favour of her brothers, Shri Rohidas, Dnyaneshwar, Shri. Shantaram and Shri. Kailas. The said Release Deed is registered in the office of the Sub-Registrar Haveli No. 14 at Sr. No. 3270/2010.
- x.** Shri. Rohidas, Shri. Dnyaneshwar, Shri. Shantaram, Shri. Kailas Ravaba Borate and Savitribai Sitaram Shevkar and Lilabai kashinath Talekar executed and registered a Sale Deed in favour of Shri. Vinayak Pandharinath Bhongale of the land admeasuring 02 H. 00 R out of entire land 03 H. 36 R out of Gat No. 123. The said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 14 at Sr. No. 5132/2010 on 15/6/2010. The name of Shri. Vinayak Pandharinath Bhongale was mutated in the Revenue Record Village Form 7/12 by effecting mutation in the Revenue Record Village Form No. VI by M. E. No. 3954.
- xi.** Shri. Vinayak Pandharinath Bhongale sold land admeasuring 01 H. 00 R out of land admeasuring 02 H. 00 R purchased by him out of Gat No. 123

to Shri. Yogesh Dhapatkar, Shri. Arvind Kasat, Shri. Asif Pathan and M/S. V. M. Matere Reality through its partners Shri. Rohit Matere and Shri. Shrikant Matere by a registered Sale Deed. The said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 14 at Sr. No. 5133/2010 on 15/06/2010. The names of Shri. Yogesh Dhapatkar, Shri. Arvind Kasat, Shri. Asif Pathan and M/S. V. M. Matere Reality through its partners Shri. Rohit Matere and Shri. Shrikant Matere are mutated in the Revenue Record Village Form 7/12 by effecting mutation in the Revenue Record Village Form No. VI by M. E. No. 3959.

- xii.** It appears from the Mutation Entry Nos. 6737 and 6875 that there is fine of Gaun Khanij (minor minerals) in the tune of Rs. 16,32,113/- on the 7/12 extract of the said land. It appears that the said order of imposing fine on the said land has been under challenge before Hon'ble Uppar District Collector vide Appeal bearing No. RTS/Appeal/262/2021 and the said appeal is sub-judice.

IV) Development of the said land:

- i.** Shri. Yogesh Dhapatkar, Shri. Arvind Kasat, Shri. Asif Pathan and M/S. V. M. Matere Reality through its partners Shri. Rohit Matere and Shri. Shrikant Matere entered into a Notarised Single Joint Venture Agreement on 8/4/2011 to develop the said land and formed an Association of Persons under the name and style as "Global Properties".
- ii.** By the said agreement, the Project envisaged to be developed on the said land shall be known as "Green Square". But subsequently, the name of the above said Project envisaged to be developed on the said land has been changed from "Green Square" to "Global Serenity" by executing the notarised supplementary agreement to the single joint venture agreement on 15/1/2013.
- iii.** The said Association has obtained the N.A. permission from the Collector, Pune, under No. PMH/NA/SR/187/12, Pune, Dated 04/10/2012. The Said land is in Residential Zone.

- iv. The Global Properties have developed the said land and floated an ownership scheme in the name of "Global Serneity" by constructing three residential buildings bearing No. A, B and C having various flats. The said construction of Building A, B and C were duly sanctioned vide Commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/०१/२०१२ dated 02-01-2012, revised commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/४५/२०१४ dated 11-08-2014 and revised commencement certificate bearing No. बी.पी./बोन्हाडेवाडी मोशी/ले.आ/३३/२०१५ dated 15-06-2015. The Completion/occupancy certificate of the said Building A, B and C have also been obtained vide Completion certificate bearing No. 157/2015 dated 07-07-2015, No. 160/2016 dated 26-05-2016 and No. 128/2017 dated 17-04-2017.
- v. Further, the Global Properties have commenced the construction of (1) one residential cum commercial building bearing No. D having various flats and shops and also (2) one commercial building on the said land. The permission for the said commencement of construction have been duly obtained vide revised commencement certificate bearing No. बी.पी./बोन्हाडेवाडी/४२/२०२३ dated 01-06-2023. The Environmental Clearance (EC) certificate bearing No. EC23B038MH111324 has also been obtained.

V) **Search Report :** I have caused to take search of the said land from the Index II Registers kept in the Offices of the Sub Registrar Haveli, for the period of 30 years from 1993 to 2023. The registration charges are paid by GRN No. MH003977560202324P dated 21-06-2023. The said receipt is annexed herewith. I found that most of the Index No. II Registers are torn and not in readable condition. I further found that some of the Index No. II Registers are misplaced. However, while inspecting some of Index No. II Registers made available for the search, I did not come across any entry, which would hamper the title of the present owners.

VI) On the basis of the documents given for my perusal and subject to whatever stated herein above, it is my opinion that – the title of the said land is clean, clear and marketable.

Pune, 21-06-2023

V Aher
Vinayak Kisan Aher
B.Sc, LL.M (UK)
Advocate

Housiey.com





CHALLAN
MTR Form Number-6



GRN	MH003977560202324P	BARCODE		Date	21/06/2023-15:17:19	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 Vinayak Aher		
Location	PUNE						
Year	2023-2024 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.	10000502023062106261	5295589747123
Cheque/DD No.				Bank Date	RBI Date	21/06/2023-15:18:13	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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8087023818

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी व करावयाच्या दस्त्यासाठी लागू नाही.

