

## **M/S. RAJIV PATEL AND ASSOCIATES**

### **ADVOCATES**

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

### **CERTIFICATE OF TITLE**

**Re :** All that piece and parcel of land or ground admeasuring Hectares 08=93.0698 Ares equivalent 89306.98 sq.mtrs being a portion out of land admeasuring Hectares 14=54 Ares bearing Gat No. 1343B (formerly bearing Gat No.2329B) situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and which portion admeasuring Hectares 08=93.0698 Ares is bounded as follows, that is to say:-

On or towards the East	:By proposed 24 Meter wide Regional Plan Road and thereafter by Gat No. 1315 and 1287, Wagholi.
On or towards the South	:By land bearing Gat No.1284, Wagholi
On or towards the West	:by land bearing Gat Nos.1344 and 1347, Wagholi.
On or towards the North	:By remaining portion of land bearing Gat Nos.1343B, Wagholi and land bearing Gat No.1343A/2, Wagholi.

We have been instructed by GERA PROPERTIES PRIVATE LIMITED [formerly known as Sitapri Properties Private Limited], a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 200 Gera Plaza, Boat Club Road, Pune 411001 to investigate its title to the above captioned Land. We have carried out such investigation and our observations in respect thereof are as under:-

- 1) One Jagannath Haribhau Ubale was the owner of all that piece and parcel of land or ground then admeasuring 35 Acres 37 Gunthas bearing Survey No.282 Hissa No.1, Wagholi, Taluka Haveli, District Pune.
- 2) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955, were made applicable to Village Wagholi vide Mutation



Entry No.7200 dated 25.12.1969 and, accordingly, the areas of the said land bearing Survey No.282 Hissa No.1, Wagholi, Taluka Haveli, District Pune was shown to be Hectares 14=54 Ares.

- 3) In or around 31.3.1973, the provisions of the Maharashtra Prevention of Fragmentation & Consolidation of Small Holdings Act was made applicable to, inter alia, Village Wagholi and consolidation of all holdings in the said Village was carried out pursuant to the same. As a result of such consolidation, the said land bearing Survey No.282 Hissa No.1, Wagholi, Taluka Haveli, District Pune was assigned Gat No.2329B of the said Village Wagholi.
- 4) Pursuant to application made by the said Jagannath Hari Ubale in that behalf, the names of his three sons namely, Prakash Jagannath Ubale, Arun Jagannath Ubale and Dilip Jagannath Ubale were duly entered on the VII/XII Extract pertaining to the said land bearing Gat No.2329B, Wagholi, Pune alongwith the said Jagannath Hari Ubale as the holders of an one-fourth share each therein vide Mutation Entry No.153 dated 22.01.1977.
- 5) Vide a Deed of Partition dated 13.12.1993 (duly Registered under Serial No. 1793 of 1993 with the Sub-Registrar Haveli VII, Pune) executed by and between the said Jagannath Hari Ubale and his three sons, namely Prakash, Arun and Dilip Jagannath Ubale, the said land then bearing Gat No.2329B, Wagholi, Pune and certain other lands in the said Village were partitioned by metes and bounds between the said Jagannath Ubale and his said three sons in manner following and effect to the same was given on the Revenue Record vide Mutation Entry No.3561 dated 22.04.1994.

Name of the holder	Portion held out of Gat No. 2329B, Wagholi
Jagannath Hari Ubale	Nil
Prakash Jagannath Ubale	Nil

Dilip Jagannath Ubale	04 = 54 (45400 sq.mtrs)
Arun Jagannath Ubale	10 = 00 (100000 sq.mtrs)
Total	14 = 54 (145400 sq.mtrs)

- 6) In the year 1995, the said Arun Jagannath Ubale and Dilip Jagannath Ubale sold portions from their respective holdings out of the said land bearing Gat No.2329B to/in favour of the Purchaser/s mentioned hereinbelow. Details of such Deeds of Sale are as follows:

Sr. No.	Name of the Vendor	Name of the Purchaser	Area Sold (in Hec = Ares)	Date of Deed of Sale and its Registration No.	Corresponding Mutation Entry No. and its Date
1.	Arun Jagannath Ubale	Shri. Jaiprakash Sitaram Goel	00=90	1.02.1995 295 of 1995	3813 6.04.1995
2.	Arun Jagannath Ubale	Shri.Sitaram Moharsingh Goel	00=85	1.02.1995 296 of 1995	3814 6.04.1995
3.	Arun Jagannath Ubale	Sou.Kavita Subhash Goel	00=85	1.02.1995 297 of 1995	3815 6.04.1995
4.	Arun Jagannath Ubale	Sou.Meena Umesh Goel	00=85	1.02.1995 298 of 1995	3816 6.04.1995
5.	Arun Jagannath Ubale	Sou.Geeta Jaiprakash Goel	00=85	1.02.1995 299 of 1995	3817 6.04.1995
6.	Arun Jagannath Ubale	Sou.Pushpa Rajendra Goel	00=85	1.02.1995 300 of 1995	3818 6.04.1995
7.	Arun Jagannath Ubale	Shri. Rajendra Sitaram Goel	00=80	1.02.1995 301 of 1995	3819 6.04.1995
8.	Arun Jagannath Ubale	Shri.Umesh Sitaram Goel	00=80	1.02.1995 302 of 1995	3822 6.04.1995
9.	Arun Jagannath	Shri.Subhash Sitaram Goel	00=80	1.02.1995	3823



	Ubale			303 of 1995	6.04.1995
10.	Arun Jagannath Ubale	Shri.Atul Jaiprakash Goel	00=80	1.02.1995 304 of 1995	3820 6.04.1995
11.	Arun Jagannath Ubale	Kumari Deepa Jaiprakash Goel	00=80	1.02.1995 305 of 1995	3821 6.04.1995
12.	Dilip alias Deepak Jagannath Ubale	Shri.Rajendra Sitaram Goel	00=80	1.02.1995 312 of 1995	3830 6.04.1995
13.	Dilip alias Deepak Jagannath Ubale	Shri.Umesh Sitaram Goel	00=80	1.02.1995 313 of 1995	3831 6.04.1995
14.	Arun Jagannath Ubale	Kumari Sonu Jaiprakash Goel	00=85	1.02.1995 314 of 1995	4221 12.01.1996
15.	Dilip alias Deepak Jagannath Ubale	Sou.Pushpa Rajendra Goel	00=80	1.02.1995 315 of 1995	3832 6.04.1995
16.	Dilip alias Deepak Jagannath Ubale	Sou.Geeta Jaiprakash Goel	00=85	1.02.1995 316 of 1995	3833 6.04.1995
17.	Dilip alias Deepak Jagannath Ubale	Shri.Atul Jaiprakash Goel	00=49	1.02.1995 317 of 1995	3834 6.04.1995
18.	Dilip alias Deepak Jagannath Ubale	Kumari Sonu Jaiprakash Goel	00=80	1.02.1995 318 of 1995	4006 22.08.1995
			<b>14=54</b>		

7) The said Shri.Sitaram Moharsingh Goel and Others created a mortgage by deposit of title deeds, interalia, on the said land admeasuring bearing Gat

No.2329B, Wagholi, Pune to/in favour of the Rupee Co-operative Bank Limited and which mortgage was recorded vide three separate Memorandums dated 29.10.1997, 13.02.1998 and 08.09.1999 (duly registered under Serial Nos.3229 of 1997, 455 of 1998 and 1890 of 1999 respectively with the Sub-Registrar, Haveli VII, Pune), as security for re-payment of a Term Loan granted by the said Rupee Co-operative Bank Limited to the said Shri.Sitaram Moharsingh Goel and Others together with interest thereon. On the said Shri.Sitaram Moharsingh Goel and Others re-paying the said loan availed from the said Rupee Co-operative Bank Limited together with interest thereon, the said Rupee Co-operative Bank Limited executed three separate Deeds of Release on 25.02.2008, 15.05.2008 and 13.10.2012 (duly registered under Serial Nos. 1975 of 2008, 3308 of 2008 and 9477 of 2012 with the Sub-Registrars, Haveli X, Pune, Haveli XIII, Pune and Haveli IV, Pune respectively) in respect of the said land bearing Gat No.2329B, Wagholi, Pune in favour of the said Shri.Sitaram Moharsingh Goel and Others.

- 8) Vide a Deed of Sale dated 31.12.2001 (duly Registered under Serial No. 4238 of 2001 with the Sub-Registrar Haveli VII, Pune) read with a Deed of Correction thereto dated 23.08.2019 [duly Registered under Serial No.15400 of 2019 with the Sub-Registrar, Haveli XI, Pune], the said Shri. Sitaram Moharsingh Goel and Others collectively assigned, transferred, assured and conveyed portions admeasuring 7923.74 sq.mtrs and 1277 sq.mtrs out of the lands then bearing Gat Nos.2329A/2 and 2329B, Wagholi respectively to/in favour of Pravin Manilal Sanghavi. Proper effect of the said Deed of Sale dated 31.12.2001 read with the said Deed of Correction thereto dated 23.08.2019 is yet to be given on the Revenue Record pertaining to lands presently bearing Gat Nos.1343A/2 and 1343B, Wagholi.
- 9) Vide a Deed of Sale 31.12.2001 (duly registered under Serial No. 4239 of 2001 with the Sub-Registrar, Haveli VII, Pune), the said Shri. Sitaram Moharsingh Goel and Others collectively assigned, transferred, assured and conveyed portions



admeasuring 2577.37 sq.mtrs and 2023 sq.mtrs out of the lands then bearing Gat Nos.2329A/2 and 2329B, Wagholi respectively to/in favour of Smt.Kaushalya J. Gupta, Sou.Shobha Mohan Gupta and Jyoti Deepak Gupta and whereas the said Smt.Kaushalya J. Gupta and Two Others further assigned and transferred the said portions to Sou.Manisha Nitin Sanghavi vide a Deed of Sale dated 17.02.2005 (duly registered under Serial No.1499 of 2005 with the Sub-Registrar, Haveli VII, Pune); certain errors in the said Deed of Sale dated 31.12.2001 and, consequently, in the said Deed of Sale dated 17.02.2005 were corrected vide a Deed of Correction dated 23.08.2019 which was duly registered with the Sub-Registrar, Haveli XI, Pune under Serial No. 15400 of 2019. Proper effect of the said Deeds of Sale dated 31.12.2001 and 17.02.2005 read with the said Deed of Correction thereto dated 23.08.2019 is yet to be given on the Revenue Record pertaining to lands presently bearing Gat Nos.1343A/2 and 1343B, Wagholi.

10) An Appeal (bearing RTS Appeal No.939 of 2018) made by the said Owners against the making and certification of Mutation Entry Nos.531 and 1419 has been allowed by the Sub-Divisional Officer, Haveli Sub-Division, vide a Judgement and Order dated 21.01.2019 read with a Corrigendum thereto dated 20.02.2019 whereby the said Sub-Divisional Officer has directed, in effect, that proper effect in the Revenue Record be given to the above recited Deeds of Sale both dated 31.12.2001 and registered under Serial Nos.4238 of 2001 and 4239 of 2001 with the Sub-Registrar, Haveli VII, Pune. However, in view of execution of the above recited Deeds of Correction both dated 23.08.2019 [duly Registered under Serial Nos.15400 of 2019 and 15399 of 2019 with the Sub-Registrar, Haveli XI, Pune] the said Appeal has become infructuous.

11) Vide a Deed of Sale 18.03.2002 (duly registered under Serial No.915 of 2002 with the Sub-Registrar Haveli VII, Pune), the said Shri.Sitaram Moharsingh Goel and Others collectively assigned, transferred, assured and conveyed a portion admeasuring 4617.89 sq.mtrs out of the said land bearing Gat No.2329B,

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Wagholi, Pune to/in favour of Shri.Yogesh Mitra Anand. The name of the said Shri.Yogesh Mitra Anand was duly entered on the VII/XII Extract pertaining to the said land then bearing Gat No.2329B, Wagholi, Pune as the holder of the said portion admeasuring 4617.89 sq.mtrs. thereof vide Mutation Entry No.3293 dated 11.10.2007.

- 12) The said land bearing Gat No.2329B, Wagholi, Taluka Haveli, District Pune was assigned Gat No.1343B, Wagholi, Pune vide Mutation Entry No.1 dated 07.02.2002.
- 13) In the circumstances, after such alienations, a portion admeasuring Hectares 13=74.8211 Ares [137482.11 sq.mtrs] out of the said land bearing Gat No.1343B, Wagholi, Pune continued to be held by the said Shri.Sitaram Moharsingh Goel and Others.
- 14) The said Shri.Sitaram Moharsingh Goel died intestate in Pune on 14.03.2007, leaving behind him as his only heirs and next of kin, his widow the said Smt. Kalawati Sitaram Goel, and his five sons, the said Shri.Jaiprakash Sitaram Goel, Shri.Subhash Sitaram Goel, Shri. Rajendra Sitaram Goel, Shri.Umesh Sitaram Goel and Shri.Bishamber Sitaram Goel. On the death of the said Shri.Sitaram Moharsingh Goel, his holding out of the said land bearing Gat No.1343B, Wagholi, Pune devolved upon his said heirs and the names of the said heirs were entered on the VII/XII Extract pertaining to the said land bearing Gat No.1343B, Wagholi, Pune as the holders of the said portion earlier held by the said Late Sitaram Moharsingh Goel therein vide Mutation Entry No.12439 dated 10.06.2016.
- 15) Vide a Deed of Release dated 29.07.2009 (duly registered under Serial No.5096 of 2009 with the Sub-Registrar, Haveli VI, Pune), the said Shri.Jaiprakash Sitaram Goel, Shri.Subhash Sitaram Goel, Shri.Rajendra Sitaram Goel, Shri.Umesh Sitaram Goel and Shri.Bishamber Sitaram Goel released all and whatsoever their right,



- title and interest, interalia, in the said land bearing Gat No.1343B, Wagholi, Pune (and which vested in them as the heirs and next-of-kin of the Late Sitaram Moharsingh Goel) to/in favour of their mother namely, the said Kalawati Sitaram Goel.
- 16) The said Kalawati Sitaram Goel died intestate on 24.09.2010, leaving behind her as her only heirs and next-of-kin her said five sons namely, the said Shri.Jaiprakash Sitaram Goel, Shri.Subhash Sitaram Goel, Shri.Rajendra Sitaram Goel, Shri.Umesh Sitaram Goel and Shri.Bishamber Sitaram Goel.
- 17) The said Shri.Umesh Sitaram Goel died intestate on 20.08.2016, leaving behind him as his only heirs and next of kin his widow namely, Meena Umesh Goel, his two sons namely, Annuj Umesh Goel and Ankit Umesh Goel and his one married daughter namely, Sou.Seema Anshul Garg Nee Seema Umesh Goel. Effect of the death of the said Late Umesh Sitaram Goel was given on the VII/XII Extract pertaining to the said land bearing Gat No.1343B, Wagholi, Taluka Haveli, District Pune and the names of the said heirs of the said Late Shri.Umesh Goel were duly entered on the VII/XII Extract pertaining to the said land bearing Gat No.1343B, Wagholi, Taluka Haveli, District Pune as the holders of the said share earlier held by the said Late Shri.Umesh Sitaram Goel therein vide Mutation Entry No.12970 dated 02.06.2018.
- 18) Vide a Deed of Release dated 04.10.2018 (duly registered under Serial No.19670 of 2018 with the Sub-Registrar, Haveli X, Pune), the said Smt.Meena Umesh Goel and Sou.Seema Anshul Garg Nee Seema Umesh Goel released all and whatsoever their respective right, title and interest, interalia, in the said land bearing Gat No.1343B, Wahgoli, Pune (and which vested in them as the heirs and next-of-kin of the late Umesh Sitaram Goel) to/in favour of the said Annuj Umesh Goel and Ankit Umesh Goel. Effect of the said Deed of Release has been duly given in the

Revenue Record pertaining to the said land bearing Gat No.1343B, Wagholi vide Mutation Entry No.13507 dated 15.01.2019.

- 19) Vide a Deed of Partition dated 22.10.2018 (duly registered under Serial No.25207 of 2018 with the Sub-Registrar, Haveli X, Pune), read with a Deed of Correction thereto dated 24.04.2019 (duly registered under Serial No.6695 of 2019 with the Sub-Registrar, Haveli XI, Pune), the said Shri.Jaiprakash Sitaram Goel, Sou.Geeta Jaiprakash Goel, Shri.Atul Jaiprakash Goel, Sou.Deepa Amit Kumar nee Deepa Jaiprakash Goel, Sou.Sonu Arun Gupta nee Sonu Jaiprakash Goel, Shri.Bishamber Sitaram Goel, Shri.Rajendra Sitaram Goel, Sou.Pushpa Rajendra Goel, Smt.Meena Umesh Goel, Shri.Annuj Umesh Goel, Shri.Ankit Umesh Goel, Sou.Seema Anshul Garg nee Seema Umesh Goel, Shri.Subhash Sitaram Goel and Sou.Kavita Subhash Goel, partitioned their respective holdings out of the said land bearing Gat No.1343B, Wagholi, Pune amongst themselves in manner following, that is to say:-

<b>Name of the Holder</b>	<b>Area (in sq.mtrs)</b>
Shri.Jaiprakash Sitaram Goel, Shri.Rajendra Sitaram Goel, Sou.Pushpa Rajendra Goel, Shri.Annuj Umesh Goel and Shri.Ankit Umesh Goel	89306.98
Shri.Subhash Sitaram Goel, Sou.Kavita Subhash Goel and Shri.Bishamber Sitaram Goel	48175.13
<b>TOTAL</b>	<b>137482.11</b>

- 20) However, effect of the said Partition effected vide the said Deed of Partition dated 22.10.2018 read with the said Deed of Correction thereto dated 24.04.2019 has not yet been given on the relevant Revenue Record.



- 21) In the circumstances, the said (1) SHRI.JAIPRAKASH SITARAM GOEL, (2) SHRI.RAJENDRA SITARAM GOEL, (3) SOU.PUSHPA RAJENDRA GOEL (4) SHRI.ANNUJ UMESH GOEL and (5) SHRI.ANKIT UMESH GOEL [hereinafter referred to collectively as "the said erstwhile Owners"] came to hold the above captioned Land.
- 22) Smt.Kamal Deepak aka Dilip Ubale and Two Others (the heirs of the Late Deepak aka Dilip Ubale) have filed Special Civil Suit No.1504 of 2018 in the Court of the Civil Judge, Senior Division, Pune at Pune against Shri.Jaiprakash Sitaram Goel and Others claiming, inter-alia, that the alienation of their holdings in lands then bearing Gat Nos.2329A/2 and 2329B, Wagholi effected by the said Deepak aka Dilip Ubale in favour of the said Shri.Jaiprakash Sitaram Goel and Others was not binding on them and for other reliefs. No Interim Orders have been passed in the said Suit which restrain the Defendants therein from alienating/disposing of the Suit lands. The said Suit is pending before said Hon'ble Court for hearing and final disposal of the said Suit.
- 23) Vide an Agreement for Sale dated 24.04.2019 (duly registered under Serial No.7754 of 2019 with the Sub-Registrar, Haveli XXIII, Pune) executed by and between, inter-alia, the said erstwhile Owners of the One and the said Gera Properties Private Limited (then known as "Sitapri Properties Private Limited") of the Other Part, the said erstwhile Owners agreed to sell to the said Gera Properties Private Limited (then known as "Sitapri Properties Private Limited") and the said Gera Properties Private Limited agreed to purchase from the said erstwhile Owners the above captioned Land at or for the consideration and on the terms and conditions mutually agreed upon. Simultaneously with the execution of the said Agreement dated 24.04.2019, the parties thereto also executed a Counterpart/ Duplicate thereof which was registered under Serial No.7755 of 2019 with the said Sub-Registrar, Haveli XXIII, Pune.

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- 24) The name of the said Sitapri Properties Private Limited has been changed with effect from 08.05.2019 to Gera Properties Private Limited and a Certificate of Incorporation pursuant to change of name has been issued by the Registrar of Companies, Pune.
- 25) Pursuant to Application made in that behalf, the Zone of, inter-alia, the above captioned Land has been changed to "Residential" under the provisions of Section 20(4) of the Maharashtra Land Revenue Code, 1966.
- 26) The Office of the Collector, District Pune has issued its "NOC" under the provisions of Section 42C of the Maharashtra Land Revenue Code, 1966 for change of user of the said Land to "Non-Agricultural" vide its Order bearing No.PRH/PMRDA/NA/SR/39/2019 dated 20.08.2019.
- 27) Vide its Letter dated 26.08.2019 bearing No.विप/बीएचए/बी वाघोली/ब.नं.1343/ब पैकी/प्र.क्र.1758/18-19, the Pune Metropolitan Region Development Authority has sanctioned the building layout and building plans in respect of the construction to be carried out on the above captioned Land.
- 28) Vide a Deed of Conveyance dated 25.09.2019 (duly registered under Serial No.13456 of 2019 with the Sub-Registrar, Haveli III, Pune), the said erstwhile Owners assigned, transferred, assured and conveyed the above captioned Land to/in favour of the said Gera Properties Private Limited. The name of the said Gera Properties Private Limited is yet to be entered on the VII/XII Extract pertaining to the said land bearing Gat No.1343B (formerly bearing Gat No.2329B), Wagholi, Pune as the holder of the above captioned Land.
- 29) As part of investigation of title of the then holders to the above captioned Land, we had Notices published in the usual form in the daily newspapers "Indian Express" and "Prabhat", and which Notices appeared on 29.05.2018 and



30.05.2018 respectively. We have received no objection, claim or other communication from any person or party in response to our said Public Notices.

30) As part of investigation of title carried out by us, we have inspected the Revenue Record pertaining to the said land formerly bearing Gat No.2329B and presently bearing Gat No. 1343B from the year 1974 onwards.

31) We have had search of the available, unmutated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Pune carried out for the past thirty years in respect of the above captioned land. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said Gera Properties Private Limited in the above captioned Land.

32) We have inspected the originals of the deeds/documents pertaining to the above captioned Land which are in the power or possession of the said Gera Properties Private Limited,

33) We are issuing this Certificate subject to:

(i) the final decision in the said Special Civil Suit No.1504 of 2018 pending in the Court of the Civil Judge, Senior Division, Pune at Pune filed by Kamal Deepak aka Dilip Ubale and Others.

(ii) Effect of the said Deed of Partition dated 22.10.2018 read with the said Deed of Correction thereto dated 24.04.2019 being duly given on the Relevant Revenue Record.

(iii) Effect of the said Deed of Conveyance dated 25.09.2019 being duly given on the Relevant Revenue Record and the name of the said Gera Properties Private Limited being entered on the Revenue Record as the holder of the above captioned Land.

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As a result of such investigation of title carried out by us, we are of the opinion that (subject to what is stated above) the title of the said GERA PROPERTIES PRIVATE LIMITED [formerly known as Sitapri Properties Private Limited] to the above captioned Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Dated this 27<sup>th</sup> day of September, 2019.

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PROPRIETOR



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