

Nitin K. Joshi

B.Sc.(Hons.) LL.B. (Advocate)

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Date : 03/09/2024

FORMAT - A

(Circular No. :- 28/2021 dated 08/03/2021)

To,
Maha RERA,
Pune.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land admeasuring 20,000 Sq. Ft. i.e. 1858 Sq. mtrs. out of 00 Hector 60 Aars of Survey No. 39 (Old Survey No. 38) Hissa No. 1 situated at Village Undri, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar Haveli, within the limits of Pune Municipal Corporation, (Hereinafter referred as the '**SAID PROPERTY**')

I have investigated the title of the said property on the request of **M/S. SIDDHIVINAYAK DEVELOPERS**, having its Office at - Office No. 306, Gera Junction, Lulla Nagar, Kondhwa, Pune - 411 040 and following documents i.e. :-

1) **DESCRIPTION OF THE PROPERTY UNDER THIS TITLE OPINION:-**

ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY / Portion admeasuring 20,000 Sq. Ft. i.e. 1858 Sq. mtrs. out of 6000 Sq. Mtrs. of Survey No. 39 (Old Survey No. 38) Hissa No. 1 situated at Village Undri, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar Haveli, within the limits of Pune Municipal Corporation, and bounded as under :

On or Towards East	Balance Part of Survey No. 39/1
On or Towards South	9 Meter Road (Internal)
On or Towards West	Survey Nos. 39/1/1
On or Towards North	Road of PMRDA (area out of Survey No. 38 has been handed over to the PMRDA for road)

Along with all structures, edifices, trees, water, water courses etc. standing therein without reserving any rights, things etc. and along with right to use permissible TDR as may be permitted by concerned authority from time to time and further along with right to use internal roads being permanent easement right of way and without reserving any right, title and Interest under whatsoever head in or towards aforesaid property.

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Hereinafter for the sake of brevity and convenience aforesaid property is referred to as **THE SAID PROPERTY**.

2) THE DOCUMENTS OF ALLOTMENT OF THE SAID PROPERTY :-

- 01) 7/12 Extracts of the said property from 1939 to 2024.
- 02) Mutation Entries on the 7/12 Extracts.
- 03) The Sale Deed dated 19/08/1996 registered at Sr. No. 5795 on even date at the office of Sub Registrar, Haveli No. 3, Pune.
- 04) The Deed of Exchange dated 11/09/2008 registered at the office of the Sub Registrar Haveli No. 6 at Serial No. 7709/2008 on same day.
- 05) The Sale Deed dated 28/05/2012 registered at Sr. No. 4907 on even date at the office of Joint Sub Registrar, Haveli No. 11, Pune.
- 06) The Sale Deed dated 29/10/2022 registered at Sr. No. 23031 on 03/11/2022 at the office of Joint Sub Registrar, Haveli No. 11, Pune.

3) 7/12 EXTRACT OF THE SAID PROPERTY

- 01) 7/12 Extracts of the said property from 1939 to 2024.
- 02) Mutation Entries on the 7/12 Extracts.
Mutation Entry No. 517 dated 20/02/1939
Mutation Entry No. 888 dated 27/03/1950
Mutation Entry No. 1558 dated 20/03/1969
Mutation Entry No. 1975 dated 29/01/1980
Mutation Entry No. 3098 dated 01/02/1986
Mutation Entry No. 3100 dated 01/02/1986.
Mutation Entry No. 3792 dated 05/10/1990
Mutation Entry No. 5786 dated 19/11/1997
Mutation Entry No. 9767 dated 10/10/2012
Mutation Entry No. 12024 dated 10/11/2022

4) SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022 AND SEARCH REPORT FOR TWO YEARS FROM 2022-2024

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 of (following owner / promoter) M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr. Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar is clear, marketable and without any encumbrances.

OWNER OF THE PROPERTY :-

- 1) M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr. Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar is the owner of land admeasuring 20,000 Sq. Ft. i.e. 1858 Sq. mtrs. out of 6000 Sq. Mtrs. of Survey No. 39 (Old Survey No. 38) Hissa No. 1 situated at Village Undri, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar Haveli, within the limits of Pune Municipal Corporation, mentioned in the description of Schedule property.

DESCRIPTION OF THE PROPERTY :-

M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr. Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar are the Developers of the property -

All that piece and parcel of residential property / Portion admeasuring 20,000 Sq. Ft. i.e. 1858 Sq. mtrs. out of 6000 Sq. Mtrs. of Survey No. 39 (Old Survey No. 38) Hissa No. 1 situated at Village Undri, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar Haveli, within the limits of Pune Municipal Corporation, and bounded as under :

On or Towards East	Balance Part of Survey No. 39/1
On or Towards South	9 Meter Road (Internal)
On or Towards West	Survey Nos. 39/1/1
On or Towards North	Road of PMRDA (area out of Survey No. 38 has been handed over to the PMRDA for road)

- 2) Qualifying comments / remarks if any :- As per the flow of title report.
- 3) The report reflecting the flow of the title of M/s. Siddhivinayak Developers (Owner/ Developer) on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 03/09/2024

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Advocate

FORMAT - A**(Circular No. : 28/2021 dated 08/03/2021)****FLOW OF THE TITLE OF THE SAID LAND /PROPERTY**

- The said Survey No. 39/1 (Old Survey No. 38/1) (hereinafter referred to as THE SAID SURVEY NUMBER) was originally owned by Mr. Ganesh Laxman Gokhale.
- On 20/01/1939, the said Mr. Ganesh Laxman Gokhale executed a Sale Deed in favour of Smt. Jijabai Kashinath Kadam and sold the said survey number to her. The name of Smt. Jijabai Kashinath Kadam was mutated on the 7/12 Extract of the said Survey Number vide Mutation Entry No. 517 dated 20/02/1939.
- The said Smt. Jijabai Kashinath Kadam died leaving behind her two sons viz. 1) Shri. Laxman Kashiram Mahar and 2) Shri. Rama Kashiram Mahar as her legal heirs. The names of 1) Shri. Laxman Kashiram Mahar and 2) Shri. Rama Kashiram Mahar came to be mutated on the 7/12 Extract of the said Survey Number vide Mutation Entry No. 888 dated 27/03/1950.
- Thereafter by Mutation Entry No. 1558 dated 20/03/1969, the Provisions of Maharashtra Weights and Measurements Act 1958 and Indian Coinage Act 1956 were made applicable to the said Village Undri and the areas and assessments were converted to Metric System.
- The said 1) Shri. Laxman Kashiram Mahar and 2) Shri. Rama Kashiram Mahar sold the said Survey Number to Shri. Namdev Firangu Jadhav by a Sale Deed dated 26/07/1979. On the basis of the said Sale Deed name of Shri. Namdev Firangu Jadhav was mutated in the ownership column of the 7/12 Extract of the said survey number vide a Mutation Entry No. 1975 dated 29/01/1980.
- The said Shri. Namdev Firangu Jadhav sold an area of 00 Hectors 60 Aar out of the said survey number to Shri. Murlidhar Kerba Kamthe vide a Sale Deed dated 18/07/1983. Thereafter by a Mutation Entry No. 3098 dated 01/02/1986 the said Survey Number was sub divided and the area of the said Survey Number was reduced by 60 Aar and said survey number admeasuring about 01 Hector 29 Aar was retained in the name of Shri. Namdev Firangu Jadhav and new 7/12 extract for separate Survey No. 38/1/1 admeasuring about 60 Aar was opened and was given to Shri. Murlidhar Kerba Kamthe as owner thereof.
- The said Shri. Namdev Firangu Jadhav sold the said survey number with reduced area to Shri. Bhikuba Kerba Kamthe vide a Sale Deed dated 18/07/1983. The name of Shri. Bhikuba Kerba Kamthe came to be recorded of

the 7/12 Extract of the said survey number in the owners column vide Mutation Entry No. 3100 dated 01/02/1986.

- Thereafter a New Revenue Village Wadachi Wadi was carved out of Village Undri and the Survey Numbers in Village Undri were changed by Mutation Entry No. 3792 dated 05/10/1990 and the number of the Survey No. 38/1 was changed to Survey No. 39/1.
- The said Shri. Bhikuba Kerba Kamthe sold an area of 00 Hectors 30 Aar out of the said survey number to 1) Shri. Kisan Chabildas Milani, 2) Mrs. Meera Chabildas Milani and 3) Nitu Prem Milani vide a Sale Deed dated 19/08/1996 which is registered at Sr. No. 5795 on even date at the office of Sub Registrar, Haveli No. 3, Pune. The said Sale Deed has been consented to by the family members of Shri. Bhikuba Kerba Kamthe, Shri. Kerba Patluji Kamthe, Smt. Chabubai Murlidhar Kamthe, Vishwanath Murlidhar Kamthe, Ramchandra Kamthe and Vaishali Murlidhar Kamthe, Sou. Krushnabai Bhikoba Kamthe, Uddhav Bhikoba Kamthe, Shakti Bhikoba Kamthe, Geeta Bhikoba Kamthe and Smt. Muktabai Laxman Gaikwad. The names of 1) Shri. Kisan Chabildas Milani, 2) Mrs. Meera Chabildas Milani and 3) Nitu Prem Milani came to be recorded of the 7/12 Extract for an area of 00 Hector 30 Aar in the owners column vide Mutation Entry No. 5786 dated 19/11/1997.
- Thereafter vide Deed of Exchange dated 11/09/2008 registered at the office of the Sub Registrar Haveli No. 6 at Serial No. 7709/2008 on same day the said 1) Shri. Kisan Chabildas Milani, 2) Mrs. Meera Chabildas Milani and 3) Nitu Prem Milani above named exchanged, assigned, transferred, assured and conveyed a portion admeasuring 00 Hectors 15 Aars out of their holding of 00 Hector 30 Aar with the area of 00 Hectors 15 Aar of adjacent owners namely Pradhaban Subramaniam Pillai and others who also owned and held 00 Hector 30 Aars of land. Consequently, there had been no change in the aggregate quantity of the holding of the 1) Shri. Kisan Chabildas Milani, 2) Mrs. Meera Chabildas Milani and 3) Nitu Prem Milani.
- The said 1) Shri. Kisan Chabildas Milani, 2) Mrs. Meera Chabildas Milani and 3) Nitu Prem Milani sold an area 1858 Sq. Mtrs. out of their holding of 00 Hector 30 Aar out of the said survey number to 1) Mr. Ajay Damodar Parwani and 2) Alok Arjun Parwani vide a Sale Deed dated 28/05/2012 which is registered at Sr. No. 4907 on even date at the office of Joint Sub Registrar, Haveli No. 11, Pune. The names of 1) Mr. Ajay Damodar Parwani and 2) Alok Arjun Parwani came to be recorded on the 7/12 Extract for an area of 1858 Sq. Mtrs. in the owners column vide Mutation Entry No. 9767 dated 10/10/2012.
- The said 1) Mr. Ajay Damodar Parwani and 2) Alok Arjun Parwani executed a Sale Deed dated 29/10/2022 in favour of M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr.

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Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar in respect of an area 1858 Sq. Mtrs. out of their holding of 00 Hector 30 Aar out of the said survey number which is registered at Sr. No. 23031 on 03/11/2022 at the office of Joint Sub Registrar, Haveli No. 11, Pune. The names of M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr. Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar came to be recorded on the 7/12 Extract for an area of 1858 Sq. Mtrs. in the owners column vide Mutation Entry No. 12024 dated 10/11/2022.

SEARCH REPORT:-

Advocate Mrs. Jyoti Asnikar has taken search of Index II registers kept at the offices of Jt. Sub Registrar, Haveli, Pune from 1993 to 2022 vide her search report dated 24/11/2022 and from 2022 to 2024 vide her Search Report dated 03/09/2024 to me, she has not found any detrimental entry in the said registers. The said search reports are subjected to the non-availability of the registers mentioned therein.

TITLE OPINION:-

On the basis of the above mentioned description and papers supplied to me, I am of the opinion that the M/s. Siddhivinayak Developers through its Partners viz. 1) Mr. Mahesh Kantilal Ganatra (Thakkar), 2) Mr. Viral Jayesh Thakkar and 3) Mr. Jayesh Babulal Thakkar are the owners of the land mentioned in Schedule i.e. the land admeasuring 20,000 Sq. Ft. i.e. 1858 Sq. mtrs. out of 6000 Sq. Mtrs. of Survey No. 39 (Old Survey No. 38) Hissa No. 1 situated at Village Undri, Taluka Haveli, District Pune, within the jurisdiction of Sub Registrar Haveli, within the limits of Pune Municipal Corporation. The said M/s. Siddhivinayak Developers have right to develop the said Property being the owners of the said property. My title opinion in respect of the said property is subject to the above limitations and documents provided by the Client.

LITIGATION:- Nil.

M. Jyoti

ADVOCATE

Encl.

- 1) Search Fees Challan of Rs. 750/- GRN No. MH 011075199202223E dated 23/11/2022
- 2) Search Report dated 24/11/2022.
- 3) Search Fees Challan of Rs. 750/- GRN No. MH 00796406202425P dated 02/09/2024
- 4) Search Report dated 03/09/2024.