



To,
Maha RERA

"LEGAL TITLE REPORT/FORMAT A"

Subject : Title Clearance Certificate with respect to the land bearing Survey No. 171/3, totally admeasuring 00 Hectare, 24 Ares, assessed at Rs. 01.44, lying, being and situate at revenue Village - Tathwade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune). Hereinafter referred as the 'said land'.

I) I have investigated the title of the said land on the request of Mr. Shubham Rajesh Garve, Mr. Gaurav Deepak Mule and Mr. Akshay Rajesh Garve, Partners of M/s. Garve Developers and Promoters, by referring the following documents i.e.:-

A) DESCRIPTION OF THE LAND:

All that piece and parcel of the land bearing Survey No. 171/3, totally admeasuring 00 Hectare, 24 Ares, assessed at Rs. 01.44, lying, being and situate at revenue Village - Tathawade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which is bounded as follows:-



On or towards the East : By Survey No. 171/4,
On or towards the South : By Survey No. 168,
On or towards the West : By Survey No. 171/2,
On or towards the North : By Canol and Boundary of Village Punawale,

B) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-

1. Copies of 7/12 extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Sale dated 29/07/1943, which is registered at the office of Sub Registrar, Mawal, at Sr. No. 1004/1943.
3. Copy of Development Agreement dated 12/06/2015, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 5375/2015.
4. Copy of Power of Attorney dated 12/06/2015, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 5376/2015.
5. Copy of Affidavit dated 13/03/2023 sworn by Mr. Dattatray Govind Shinde and the Death Certificate of Baydabai Govind Shinde.
6. Copy of Affidavit dated 13/03/2023 sworn by Mr. Maruti Daulat Shinde and the Death Certificates of Daulat Baburao Shinde, Vandana Ankush Gaware and Balu Daulat Shinde.
7. Copy of Affidavit dated 13/03/2023 sworn by Mr. Macchindra Kisan Shinde and the Death Certificate of Kisan Baburao Shinde.
8. Copy of Affidavit dated 13/03/2023 sworn by Mr. Kilas Govind Padwal and the Death Certificate of Smt. Anajnabai Govind Padwal.





9. Copy of Affidavit dated 13/05/2023 sworn by Mr. Vasant Aanasahab Tumkar and the Death Certificate of Bhagirathibai alias Manda Aannasaheb Tumkar.
10. Copy of Development Agreement dated 12/05/2023, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 16/05/2023, at Sr. No. 9004/2023.
11. Copy of Power of Attorney dated 12/05/2023, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 16/05/2023, at Sr. No. 9005/2023.

C) The 7/12 extract issued by Talathi/Online Portal dated 01/03/2024 and the Mutation Entries bearing Nos. 294, 385, 462, 595, 775, 1012, 1018, 1062, 1081, 1220, 1981, 2005, 2234, 4281, 6205 and 6316 thereon.

D) Search Report for 30 years from 1994 till 2024.

II) On perusal of above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of Mr. Dattatray Govind Shinde and others is clear, marketable and M/s. Garve Developers and Promoters have valid right to develop the said land.

III) Owners of the land are : (1) Mr. Dattatray Govind Shinde, (2) Mrs. Satvashila Dattatray Shinde, (3) Mr. Vishal Dattatray Shinde, (4) Mrs. Tejal Vishal Shinde, (5) Mas. Shlok Vishal Shinde, (6) Mr. Hrushikesh Dattatray Shinde, (7) Mrs. Rasika Hrushikesh Shinde, (8) Ms. Aradhya Hrushikesh



Shinde, (9) Mrs. Ranjana Devram Kude (maiden name : Ranjana Govind Shinde), (10) Mrs. Kamal Shantaram Taras (maiden name : Kamal Govind Shinde), (11) Mrs. Nandabai Ashok Padwal (maiden name : Nandabai Govind Shinde), (12) Smt. Vimal Govind Shinde, (13) Mr. Sudam Baburao Shinde, (14) Mrs. Tarabai Sudam Shinde, (15) Mr. Sanjay Sudam Shinde, (16) Mrs. Vishali Sanjay Shinde, (17) Mr. Mayur Sanjay Shinde, (18) Mrs. Kalyani Mayur Shinde, (19) Ms. Shivadnya Mayur Shinde, (20) Mr. Akash Sanjay Shinde, (21) Mrs. Rutuja Akash Shinde, (22) Mr. Vishwambhar Sanjay Shinde, (23) Ms. Dnyaneshwari Sanjay Shinde, (24) Mrs. Anita Ganpat Garade (maiden name : Anita Sudham Shinde), (25) late Kisan Babu Shinde, through his legal heirs, Mr. Macchindra Kisan Shinde, Mrs. Maya Macchindra Shinde, Mr. Manoj Macchindra Shinde, Mrs. Pranika Manoj Shinde, Mas. Nirvighna Manoj Shinde, Ms. Mayuri Macchindra Shinde, Mr. Pandurang Kisan Shinde, Mrs. Usha Pandurang Shinde, Mas. Rohit Pandurang Shinde, Mr. Rohan Pandurang Shinde, (26) late Daulat Babu Shinde, through his legal heirs, (I) late Balu Daulat Shinde, through his legal heirs, Smt. Sunita Balu Shinde, Mrs. Kajal Abhinav Rakshe (maiden name : Kajal Balu Shinde), Mrs. Anuja Rohit Yawle (maiden name : Anuja Balu Shinde), Mrs. Tanuja Nikhil Ghotkule (maiden name : Tanuja Balu Shinde), (II) Mr. Maruti Daulat Shinde, Mas. Akshay Maruti Shinde, Mas. Nilesh Maruti Shinde, (III) Mrs. Baby Dattu Yelwande (maiden name : Baby Daulat Shinde), (IV) Mrs. Subhadra Namdeo Gawari (maiden name : Subhadra Daulat Shinde), (V) Mrs. Manda Parshuram Kapse (maiden name : Manda Daulat Shinde), (IV) late Vandana Ankush Gaware, through her legal heirs, Mrs. Vaishali Somnath Sawant (maiden name : Vaishali Ankush Gaware) and Mrs. Chaitrali Amol Ghadge (maiden name : Chaitrali Ankush





Gaware), (27) late Anjanabai Govind Padwal, through her legal heirs, Mr. Kailas Govind Padwal, Mr. Ashok Govind Padwal, Mrs. Shanta Dashrath Dhole (maiden name : Shanta Govind Padwal), (28) late Bhagirathibai alias Manda Annasaheb Tumkar, through her legal heirs, Mr. Santosh Annasaheb Tumkar, Mr. Vasant Annasaheb Tumkar, Mrs. Mina Sambhaji Tapkir (maiden name : Mina Annasaheb Tumkar), Mrs. Sundara Viswas Bhondwe (maiden name : Sundara Annasaheb Tumkar) and (29) Mrs. Jijabai Maruti Takle (maiden name : Jijabai Babu Shinde).

A) Qualifying comments/remarks if any - NA-.

IV) The Report reflecting the flow of title of Mr. Dattatray Govind Shinde and others on the said land is enclosed herewith as annexure.

Pune,

Dated : 01/03/2024,



Chandrakant Nanekar,
Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LAND

1. On perusal of 7/12 extract of the said land it reveals that the said land was previously standing in the names of Mr. Waman Vishnu Thatte and Mr. Nagesh Vishnu Thatte as owners thereof.
2. By virtue of Deed of Sale dated 29/07/1943, the said Mr. Waman Vishnu Thatte and Mr. Nagesh Vishnu Thatte sold out the said land unto and in favor of Mr. Shankar Malhari Pawar. The said Deed of Sale has been registered at the office of Sub Registrar, Mawal, at Sr. No. 1004/1943. Accordingly the name of the said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 294.
3. The said Mr. Shankar Malhari Pawar died leaving behind him a widow namely Smt. Rangubai Shankar Pawar as his legal heir. Accordingly the name of the said legal heir has been recorded to the record of rights of the said land vide Mutation Entry No. 385.
4. Mr. Babu Tukaram Shinde has been declared as Protected Tenant in the land owned by Smt. Rangubai Shankar Pawar. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 462.
5. The said land has been declared as "fragment" under the provisions of the Bombay Prevention of Fragmentation and Consolidation of





Holdings Act, 1947. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 595.

6. The said Smt. Rangubai Shankar Pawar expired on 07/09/1957 leaving behind her 4 daughters namely Mrs. Muktabai Babu Shinde, Mrs. Shewantabai Babu Chinchwade, Mrs. Kalabai Khandu Chinchwade and Mrs. Phulabai Bhaguji Rane as her legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 775.
7. The said Mr. Babu Tukaram Shinde died leaving behind him 4 sons namely Mr. Govinda Babu Shinde, Mr. Daulat Babu Shinde, Mr. Kisan Babu Shinde and Mr. Sudam Babu Shinde, 3 daughters namely Mrs. Anjanabai Govind Padwal, Mrs. Jijabai Maruti Takale and Ms. Bhagitrabai Babu Shinde and a widow namely Smt. Muktabai Babu Shinde as his legal heirs. Accordingly the name of Mr. Govinda Babu Shinde has been recorded as "Manager of Hindu Undivided Family" to the column of other rights of the said land vide Mutation Entry No. 1012.
8. On tillers day, the owner of the said land was widow and therefore the enquiry regarding the same has been carry forwarded. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 1018.
9. The Agriculture Land Tribunal, Mulshi vide Order bearing No. 309/68 decided the value of the said land and further ordered the



tenants to pay the same to the land owners as mentioned in the said Order. Therefore the names of said Tenants have been recorded to the record of rights of the said land and the names of the said Owners have been recorded to the column of other rights of the said land. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 1062.

10. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the properties coming under village Tathwade have been converted into metric system. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 1081.
11. Vide Order bearing No. 32F Tathwade/8 dated 31/05/1977 passed by Additional Tahasildar Mulshi, the Tenants have purchased the said land from its Owners. Therefore the names of said Tenants (Purchasers) have been recorded to the record of the said land as owners thereof and the names of the said Owners have been removed from the column of other rights of the said land. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 1220.
12. The said Mr. Govind Babu Shinde executed Ekrar unto and in favor of Shree Narsinh Sahakari Milk Production Society, Tathwade for an amount of Rs. 28,000/- on 13/07/1990 by creating charge upon the said land. Therefore the encumbrance of said Society has been





recorded to the column of other rights of the said land vide Mutation Entry No. 1981.

13. The said Mr. Govind Babu Shinde executed Ekrar unto and in favor of Wakad Vividh Karyakari Seva Society Limited for an amount of Rs. 7,200/- on 22/09/1990 by creating charge upon the said land. Therefore the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2005.
14. Vide Order bearing No. I.P.L.7/120 dated 11/03/1993 passed by the Agriculture Land Tribunal and Tahasildar, Mulshi, the Purchase Certificate u/s. 32M of Bombay Tenancy and Agriculture Lands Act, 1956 has been issued in favor of Mr. Govind Babu Shinde and the names of owners have been removed from the column of other rights of the said land. Accordingly the remark of "Compliance of Section 43 of Bombay Tenancy and Agriculture Lands Act" has been recorded to the column of other rights of the said land vide Mutation Entry No. 2234.
15. The said Mr. Govind Baburao Shinde expired on 07/11/2006 leaving behind him a son namely Mr. Dattatray Govind Shinde, 4 daughters namely Mrs. Ranjana Devram Kude, Mrs. Kamal Shantaram Taras, Mrs. Nandabai Ashok Padwal and Ms. Baidabai Govind Shinde and a widow Smt. Vimal Govind Shinde as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 4281.



16. The owners of the said land have paid 40% amount of Nazrana to the Government and therefore vide Notification bearing No. PTA/KAVI/336/14 Pune-1 dated 15/03/2014 issued by the Collector, Pune, Tenancy Division, the remark of "Compliance of Section 43 of Bombay Tenancy and Agriculture Lands Act" has been removed from the column of other rights of the said land. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 6205.
17. By virtue of Development Agreement dated 12/06/2015, the said Mr. Dattatray Govind Shinde, Mrs. Shila Dattatray Shinde, Mr. Vishal Dattatray Shinde, Mr. Hrushikesh Dattatray Shinde, Ranjana Devram Kude, Kamal Shantaram Taras, Nandabai Ashok Padwal and Vimal Govind Shinde, with the consent of Mr. Sudam Baburao Shinde, Mrs. Tarabai Sudam Shinde, Mr. Sanjay Sudam Shinde, Mrs. Vaishali Sanjay Shinde, Mas. Mayur Sanjay Shinde, Mas. Akash Sanjay Shinde, Mas. Vishwambar Sanjay Shinde, Mrs. Dnyaneshwari Sanjay Shinde, Mrs. Anita Ganpat Garade, Mr. Macchindra Kisan Shinde, Mrs. Maya Macchindra Shinde, Mas. Manoj Macchindra Shinde, Ms. Mayuri Macchindra Shinde, Mr. Pandurang Kisan Shinde, Mrs. Usha Pandurang Shinde, Mas. Rohit Pandurang Shinde and Mas. Rohan Pandurang Shinde entrusted development rights with respect to the land unto and in favor of Mr. Nitin Sitaram Pawar and Mr. Santosh Sitaram Pawar. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 5375/2015.





Simultaneously, with the execution of the above mentioned Development Agreement, the said owners also executed Power of Attorney unto and in favor of the said Developers to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 5376/2015.

18. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Mulshi, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Thargaoon, Pune certified the Mutation Entry bearing No. 6316 to the effect.
19. On perusal of Affidavit dated 13/03/2023 sworn by Mr. Dattatray Govind Shinde and Death Certificate of Baidabai Govind Shinde it reveals that, the said Baydabai Govind Shinde died on 21/07/2014 leaving behind her a brother namely Mr. Dattatray Govind Shinde, 3 sisters namely Mrs. Ranjana Devram Kude, Mrs. Kamal Shantaram Taras and Mrs. Nandabai Ashok Padwal and a mother namely Smt. Vimal Govind Shinde as her legal heirs.
20. On perusal of Affidavit dated 13/03/2023 sworn by Mr. Maruti Daulat Shinde and Death Certificates of Daulat Babu Shinde, Balu Daulat Shinde and Vandana Ankush Gaware it reveals that, the said Mr.



Daulat Babu Shinde died on 11/04/2001 leaving behind him (1) legal heirs of late Balu Daulat Shinde (died on 10/02/2017), through his legal heirs Smt. Sunita Balu Shinde, Mrs. Kajal Abhinav Rakshe, Mrs. Anuja Rohit Yewale and Mrs. Tanuja Nikhil Ghotkule (2) Mr. Maruti Daulat Shinde, (3) Mrs. Beby Dattu Yalwande, (4) Mrs. Subhadra Namdev Gawari, (5) Mrs. Manda Parshuram Kapse and (6) late Vandana Ankush Gaware (died on 11/01/1996), through her legal heirs namely Mrs. Vaishali Somnath Sawant and Mrs. Chaitrali Amol Ghadge as his legal heirs.

21. On perusal of Affidavit dated 13/03/2023 sworn by Mr. Macchindra Kisan Shinde and Death Certificate of Kisan Babu Shinde it reveals that, the said Mr. Kisan Babu Shinde died on 24/08/2012 leaving behind him 2 sons namely Mr. Macchindra Kisan Shinde and Mr. Pandurang Kisan Shinde as his legal heirs.
22. On perusal of Affidavit dated 13/03/2023 sworn by Mr. Kailas Govind Padwal and Death Certificate of Smt. Anjanabai Govind Padwal it reveals that, the said Mrs. Anjanabai Govind Padwal died on 10/10/2016 leaving behind her 2 sons namely Mr. Kailas Govind Padwal and Mr. Ashok Govind Padwal and a daughter namely Mrs. Shanta Dashrath Dhore as her legal heirs.
23. On perusal of Affidavit dated 13/03/2023 sworn by Mr. Vasant Annasaheb Tumkar and Death Certificate of Smt. Bhagirathibai alias Manda Annasaheb Tumkar it reveals that, the said Smt. Bhagirathibai alias Manda Annasaheb Tumkar died on 29/04/2021 leaving behind





her 2 sons namely Mr. Santosh Annasaheb Tumkar and Mr. Vasant Annasaheb Tumkar and 2 daughters namely Mrs. Mina Sambhaji Tapkir and Mrs. Sunanda Vishwas Bhondve as her legal heirs.

24. By virtue of Development Agreement dated 12/05/2023, the said (1) Mr. Dattatray Govind Shinde, (2) Mrs. Satvashila Dattatray Shinde, (3) Mr. Vishal Dattatray Shinde, (4) Mrs. Tejal Vishal Shinde, (5) Mas. Shlok Vishal Shinde, (6) Mr. Hrushikesh Dattatray Shinde, (7) Mrs. Rasika Hrushikesh Shinde, (8) Ms. Aradhya Hrushikesh Shinde, (9) Mrs. Ranjana Devram Kude (maiden name : Ranjana Govind Shinde), (10) Mrs. Kamal Shantaram Taras (maiden name : Kamal Govind Shinde), (11) Mrs. Nandabai Ashok Padwal (maiden name : Nandabai Govind Shinde), (12) Smt. Vimal Govind Shinde, (13) Mr. Sudam Baburao Shinde, (14) Mrs. Tarabai Sudam Shinde, (15) Mr. Sanjay Sudam Shinde, (16) Mrs. Vishali Sanjay Shinde, (17) Mr. Mayur Sanjay Shinde, (18) Mrs. Kalyani Mayur Shinde, (19) Ms. Shivadnya Mayur Shinde, (20) Mr. Akash Sanjay Shinde, (21) Mrs. Rutuja Akash Shinde, (22) Mr. Vishwambhar Sanjay Shinde, (23) Ms. Dnyaneshwari Sanjay Shinde, (24) Mrs. Anita Ganpat Garade (maiden name : Anita Sudham Shinde), (25) late Kisan Babu Shinde, through his legal heirs, Mr. Macchindra Kisan Shinde, Mrs. Maya Macchindra Shinde, Mr. Manoj Macchindra Shinde, Mrs. Pranika Manoj Shinde, Mas. Nirvighna Manoj Shinde, Ms. Mayuri Macchindra Shinde, Mr. Pandurang Kisan Shinde, Mrs. Usha Pandurang Shinde, Mas. Rohit Pandurang Shinde, Mr. Rohan Pandurang Shinde, (26) late Daulat Babu Shinde, through his legal



heirs, (I) late Balu Daulat Shinde, through his legal heirs, Smt. Sunita Balu Shinde, Mrs. Kajal Abhinav Rakshe (maiden name : Kajal Balu Shinde), Mrs. Anuja Rohit Yawle (maiden name : Anuja Balu Shinde), Mrs. Tanuja Nikhil Ghotkule (maiden name : Tanuja Balu Shinde), (II) Mr. Maruti Daulat Shinde, Mas. Akshay Maruti Shinde, Mas. Nilesh Maruti Shinde, (III) Mrs. Baby Dattu Yelwande (maiden name : Baby Daulat Shinde), (IV) Mrs. Subhadra Namdeo Gawari (maiden name : Subhadra Daulat Shinde), (V) Mrs. Manda Parshuram Kapse (maiden name : Manda Daulat Shinde), (IV) late Vandana Ankush Gaware, through her legal heirs, Mrs. Vaishali Somnath Sawant (maiden name : Vaishali Ankush Gaware) and Mrs. Chaitrali Amol Ghadge (maiden name : Chaitrali Ankush Gaware), (27) late Anjanabai Govind Padwal, through her legal heirs, Mr. Kailas Govind Padwal, Mr. Ashok Govind Padwal, Mrs. Shanta Dashrath Dhore (maiden name : Shanta Govind Padwal), (28) late Bhagirathibai alias Manda Annasaheb Tumkar, through her legal heirs, Mr. Santosh Annasaheb Tumkar, Mr. Vasant Annasaheb Tumkar, Mrs. Mina Sambhaji Tapkir (maiden name : Mina Annasaheb Tumkar), Mrs. Sundara Viswas Bhondwe (maiden name : Sundara Annasaheb Tumkar) and (29) Mrs. Jijabai Maruti Takle (maiden name : Jijabai Babu Shinde) with the consent Mr. Nitin Sitaram Pawar and Mr. Santosh Sitaram Pawar entrusted development rights with respect to the land unto and in favor of M/s. Garve Developers and Promoters, through its Partners, Mr. Shubham Rajesh Garve, Mr. Gaurav Deepak Mule and Mr. Akshay Rajesh Garve. The said Development





Agreement has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 16/05/2023, at Sr. No. 9004/2023.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners and previous developers also executed Power of Attorney unto and in favor of the said Developers to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 16/05/2023, at Sr. No. 9005/2023.

Sr. No.

- A) The 7/12 extract issued by Talathi/Online Portal dated 01/03/2024,
- B) Mutation Entries bearing Nos. 294, 385, 462, 595, 775, 1012, 1018, 1062, 1081, 1220, 1981, 2005, 2234, 4281, 6205 and 6316 thereon.
- C) Search Report for 30 years from 1994 to 2024 carried out by obtaining Challan bearing GRN No. MH016586530202324P, dated 01/03/2024 from the office of Sub Registrar, Haveli No. 15 (Pune).
- D) Any other relevant title - NA-
- E) Litigations, if any: -NA-

Pune,

Dated : 01/03/2024,



Chandrakant Naanekar,
Advocate.

St. Tatfwade 171-3