

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

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

Ref No. :

FORMAT-A

Date :

(Circular No.28/2021)

To,

The Maharashtra Real Estate

Regulatory Authority

("MahaRERA")

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land or ground admeasuring 6915 sq.mtrs being a portion out of land admeasuring 13700 sq.mtrs bearing Survey No.18 Hissa No.2A/4/1 (earlier bearing Hissa No.2/2+3+4/1 of Survey No.18) situate, lying and being at Village Kondwa Budruk within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune. (hereinafter referred to as the "said Land").

We have investigated the title of SMT.ZEHRA OSMAN TALAB, SHRI. OSMAN HAJI ALI TALAB, SHRI. IQBAL OSMAN HAJI ALI TALAB and SHRI. SALIM OSMAN HAJI ALI TALAB and the beneficial title of GAGAN GALAXY REALTY LLP, a Limited Liability Partnership firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 301, 3rd Floor, "Marvel Alaina", Lane No.5, Koregaon Park, Pune - 411001, to the said Land and our observations in respect thereof are as under:-

1. Description of the said Land

All that piece and parcel of land or ground admeasuring 6915 sq.mtrs being a portion out of land admeasuring Hectares 13700 sq.mtrs bearing Survey No.18 Hissa No.2A/4/1 (earlier bearing Hissa No.2/2+3+4/1 of Survey No.18) situate, lying and being at Village Kondwa Budruk within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.



2. The document of allotment of the said Land –

- (a) Deed of Sale dated 01.02.1982 (duly registered under Serial No.783 of 1982 with the Sub-Registrar, Haveli II, Pune) executed by Tarabai Sohanrao Shelar and Others to/in favour of Smt.Zehra Osman Talab, Shri. Osman Haji Ali Talab, Shri.Iqbal Haji Ali Talab and Shri.Salim Osman Haji Ali Talab in respect of a portion admeasuring Hectares 01=37 Ares (i.e. 03 Acres 17 Gunthas) out of the land then bearing Survey No.17 Hissa No.2/2+3+4, Kondwa Budruk, Pune.
- (b) Agreement for Development dated 05.09.2022 (duly Registered under Serial No.22823 of 2022 with the Sub-Registrar Haveli X, Pune) executed by and between the said Smt.Zehra Osman Talab and Others of the One Part and the said Gagan Galaxy Realty LLP of the Other Part in respect of the said Land.
3. VII/XII Extracts in respect of lands earlier bearing Hissa Nos.2/2, 2/3 and 2/4 of Survey No.17, Hissa No.2/2+3+4 of Survey No.17, Hissa No.2/2+3+4/1 of Survey No.17 and presently bearing Hissa No.2A/4/1 of Survey No.18, Village Kondwa Budruk, Taluka Haveli, Pune from the year 1953 to 2022 and Mutation Entry bearing Nos.1442, 1462, 1495, 1877, 1926, 2023, 2532, 2862, 8036 and 32275 in respect thereof.
4. Search Reports in respect of the said Land for the years 1993 to 2022 issued by Kailash Thorat, Advocate.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said SMT.ZEHRA OSMAN TALAB, SHRI. OSMAN HAJI ALI TALAB, SHRI. IQBAL OSMAN HAJI ALI TALAB and SHRI. SALIM OSMAN HAJI ALI TALAB to the said Land and the beneficial title of the said GAGAN GALAXY REALTY LLP to the same is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Owners of the said Land – SMT.ZEHRA OSMAN TALAB, SHRI. OSMAN HAJI ALI TALAB, SHRI. IQBAL OSMAN HAJI ALI TALAB and SHRI. SALIM OSMAN HAJI ALI TALAB.

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The Report reflecting the flow of the title of the said SMT.ZEHRA OSMAN TALAB, SHRI. OSMAN HAJI ALI TALAB, SHRI. IQBAL OSMAN HAJI ALI TALAB and SHRI. SALIM OSMAN HAJI ALI TALAB to the said Land and the beneficial title of the said GAGAN GALAXY REALTY LLP to the same is enclosed herewith as **Annexure "A"**.

Dated this 21st day of September, 2022.



Encl : **Annexure "A"**.

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PROPRIETOR

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M/S. RAJIV PATEL AND ASSOCIATES**ANNEXURE "A"**
(FLOW OF TITLE OF THE SAID LAND)

RE: All that piece and parcel of land or ground admeasuring 6915 sq.mtrs being a portion out of land admeasuring Hectares 01=37 Ares equivalent to 13700 sq.mtrs bearing Survey No.18 Hissa No.2A/4/1 (earlier bearing Hissa No.2/2+3+4/1 of Survey No.18) situate, lying and being at Village Kondwa Budruk within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

1. One Krishnaji Narayan Bhinge was the holder of lands then bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Village Kondwa Budruk, Taluka Haveli, District Pune.
2. The said Krishnaji Narayan Bhinge died intestate on 26.06.1949, leaving behind him as his only heirs and next-of-kin his two sons namely, Raghunath and Pandurang Krishnaji Bhinge. The name of the said Raghunath Krishnaji Bhinge (as the Karta and Manager of the Hindu Undivided Family of the said Late Krishnaji Narayan Bhinge) was entered on the VII/XII Extracts pertaining to the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune as the holder thereof vide Mutation Entry No.1442 dated 12.08.1949.
3. Vide two separate Deeds of Sale dated 07.02.1952 and 16.05.1952 (duly registered under Serial Nos.155 of 1952 and 743 of 1952 with the Sub-



Registrar, Haveli I, Pune respectively), the said Pandurang Krishnaji Bhinge and Raghunath Krishnaji Bhinge assigned, transferred, assured and conveyed their respective holdings in the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune to/in favour of Sohanrao Ramchandra Shelar, Vishwanath Ramchandra Shelar and Madhav Ramchandra Shelar. The names of the said Sohanrao Ramchandra Shelar and Two Others were duly entered on the VII/XII Extracts pertaining to the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune as the holders thereof vide Mutation Entry Nos.1462 and 1495 dated 22.09.1950 and 04.04.1952.

4. Vide a Deed of Partition dated 13.09.1966 (duly registered under Serial No.2428 of 1966 with the Sub-Registrar, Haveli I, Pune), the said Sohanrao Ramchandra Shelar, Vishwanath Ramchandra Shelar, Madhav Ramchandra Shelar and the members of their respective families partition the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune and certain other lands jointly held by them amongst themselves and, on such partition, the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune came to the share of Subhash, Ashok, Dilip and Tarabai Sohanrao Shelar. Effect of such partition was given on the VII/XII Extracts pertaining to the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune vide Mutation Entry Nos.1877 dated 08.10.1967 and 2023 dated 12.10.1970.

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5. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Kondwa Budruk and due effect of the same was given in the Revenue Record of the said Village vide Mutation Entry No.1926 dated 28.03.1969. Accordingly, the areas of the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune were shown to be Hectares 00=62 Ares, Hectares 04=04 Ares and Hectares 00=32 Ares respectively.
6. Pursuant to application made in that behalf by the said Tarabai Sohanrao Shelar, the said lands bearing Survey No.17 Hissa Nos.2/2, 2/3 and 2/4, Kondwa Budruk, Pune were amalgamated and, on such amalgamation, the amalgamated block of land was assigned New Hissa No.2/2+3+4 of Survey No.17, Kondwa Budruk, Pune vide Mutation Entry No.2532 dated 20.04.1981 and the same was shown admeasuring Hectares 04=98 Ares.
7. Vide a Deed of Sale dated 01.02.1982 (duly registered under Serial No.783 of 1982 with the Sub-Registrar, Haveli II, Pune), the said Tarabai Sohanrao Shelar and Others assigned, transferred, assured and conveyed a portion admeasuring Hectares 01=37 Ares (i.e. 03 Acres 17 Gunthas) out of the said land bearing Survey No.17 Hissa No.2/2+3+4, Kondwa Budruk, Pune to/in favour of Smt.Zehra Osman Talab, Shri. Osman Haji Ali Talab, Shri.Iqbal Haji Ali Talab and Shri.Salim Osman Haji Ali Talab. The said portion admeasuring Hectares 01=37 Ares out of the said land bearing Survey No.17 Hissa No.2/2+3+4, Kondwa Budruk, Pune so conveyed by the said Tarabai Sohanrao Shelar and Others to/in favour of the said Smt.Zehra Osman Talab and Three Others was assigned "Pot



Hissa No.1" of Hissa No.2/2+3+4 of Survey No.17, Kondwa Budruk, Pune vide Mutation Entry No.2862 dated 27.03.1982.

8. On account of the fact that a separate Revenue Village (Yeolewadi) was carved out of the original Village Kondwa Budruk, the land originally bearing Survey No.17 of Village Kondwa Budruk was assigned Survey No.18 of that Village vide Mutation Entry No.8036 dated 30.10.1988.
9. Vide the Order of the Tehsildar bearing No.RTS-64/3A/17/2015 dated 03.10.2015, the said land bearing Hissa No.2/2+3+4/1 of Survey No.18, Kondwa Budruk, Pune was assigned New Hissa No.2A/4/1 of Survey No.18, Kondwa Budruk, Pune vide Mutation Entry No.32275 dated 20.10.2015.
10. The said Smt.Zehra Osman Talab and Three Others have constructed certain Structures on a portion out of the above captioned land and certain F.A.R (FSI) arising from the said land bearing Survey No.18 Hissa No.2A/4/1, Kondwa Budruk, Pune has been consumed in the construction of such Structures thereon.
11. Vide an Agreement for Development dated 05.09.2022 (duly Registered under Serial No.22823 of 2022 with the Sub-Registrar, Haveli X, Pune) executed by and between the said Smt.Zehra Osman Talab and Others of the One Part and the said Gagan Galaxy Realty LLP of the Other Part, the said Smt.Zehra Osman Talab and Others granted rights of development

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of the above captioned Land to/in favour of the said Gagan Galaxy Realty LLP at or for the consideration and on the terms and conditions therein contained.

12. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.

13. As part of investigation of title of the said Smt. Zehra Osman Talab and Three Others to the above captioned Land, we have inspected the Revenue Record pertaining to the lands earlier bearing Hissa Nos. 2/2, 2/3 and 2/4 of Survey No. 17, Hissa No. 2/2+3+4 of Survey No. 17, Hissa No. 2/2+3+4/1 of Survey No. 17 and presently bearing Hissa No. 2A/4/1 of Survey No. 18, Village Kondwa Budruk, Taluka Haveli, Pune from the year 1953 onwards.

14. As part of investigation of title of the said Smt. Zehra Osman Talab and Three Others to the above captioned Land, we had Notices in the usual form published in the Daily Newspapers "Indian Express" and "Prabhat" and which notices appeared on 14.06.2022 read with a corrigendum thereto which appeared in the Daily Newspapers "Indian Express" and "Prabhat" on 23.07.2022. We have received no objection or other communication in response to our said Notices from any person or party.

15. As part of investigation of title of the said Smt. Zehra Osman Talab and Three Others to the above captioned Land, we have had search of the



available and unmutilated Index II Record pertaining to the above captioned Land carried out for the past thirty years, in the Offices of concerned Sub-Registrars of Assurances, Haveli, Pune. Such search disclosed no entry prejudicial to the title of the said Smt.Zehra Osman Talab and Three Others to the above captioned Land.

16. We have inspected the original of the Deed of Sale dated 01.02.1982 (referred to in Paragraph No.7 hereinabove) which is in the possession/power of the said Smt.Zehra Osman Talab and Others and, the said Agreement for Development dated 05.09.2022 which is in the possession/power of the said Gagan Galaxy Realty LLP.

On the basis of such investigation of title carried out by us, we are of the opinion that the title of the said SMT.ZEHRA OSMAN TALAB, SHRI. OSMAN HAJI ALI TALAB, SHRI. IQBAL OSMAN HAJI ALI TALAB and SHRI. SALIM OSMAN HAJI ALI TALAB to the above captioned Land and the beneficial title of the said GAGAN GALAXY REALTY LLP to the same is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof.

Dated this 21st day of September, 2022.



M/S RAJIV PATEL & ASSOCIATES

A handwritten signature in blue ink, appearing to read "Rajiv Patel".

PRORIETOR



CHALLAN
MTR Form Number-6



GRN	MH007280904202223U	BARCODE				Date	03/09/2022-17:31:50			Form ID	
Department	Inspector General Of Registration				Payer Details						
Search Fee	Type of Payment				Other Items		TAX ID / TAN (If Any)				
					PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	ADV KAILASH M THORAT					
Location	PUNE										
Year	2022-2023 From 01/01/1993 To 03/09/2022				Flat/Block No.	SHIVAJINAGAR					
Account Head Details			Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE			1500.00		Road/Street						
					Area/Locality		PUNE				
					Town/City/District						
					PIN		4 1 1 0 0 5				
					Remarks (If Any)						
					SURVEY NO. 7 AND 18 VILLAGE KONDHWA BUDRUK TALUKA HAVELI						
					DIST PUNE						
					Amount In		One Thousand Five Hundred Rupees Only				
Total			1,500.00		Words						
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572022090384907		CPACACPL0	
Cheque/DD No.			Bank Date		RBI Date		03/09/2022-17:24:34		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 :

Mobile No. : 9975398916

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.



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KAILASH M. THORAT

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ADVOCATE

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SR No. 605/2022-23

Date: 03/09/2022

MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIED OUT ON 03/09/2022

1. Name of Party on whose behalf search taken : M/s. Rajiv Patel & Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which Search taken : Survey No. 7/19, 7/23 and Survey No. 18/2A/4/1 situated at Village Kondhwa Budruk, Taluka Haveli District Pune
4. Period for which search taken : 1993 to 2022
5. Entries Found : As per mentioned below

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mrs. Shehnaz Ashraf Rahemtull alias Shehnaz Ashrafali Rehamtulla Party No. 2: Iqbal Osman Talab and others	Gift Deed 11/04/2018	Area admeasuring 00 Hectare 20 Ares out of Survey No. 7/23 situated at Village Kondhwa Budruk, Taluka Haveli District Pune	5425/2018	23
Party No. 1: Mr. Osman Haji Ali Talab through Power of Attorney Holder Salim Usman Haji Ali and others	Development Agreement 20/09/2019	Area admeasuring 00 Hectare 43 Ares out of Survey No. 7/19 situated at Village Kondhwa Budruk, Taluka Haveli District Pune	21966/2019	10



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Party No. 2: Gagan Galaxy Realty LLP through Partner Mr. Rahul Sureshchand Garg				
Party No. 1: Mr. Osman Haji Ali Talab through Power of Attorney Holder Gagan Galaxy Realty LLP through Partner Mr. Rahul Sureshchand Garg through Power of Attorney Holder Mr. Akshay Khandelwal and others Party No. 2: Gagan Galaxy Realty LLP through Partner Mr. Rahul Sureshchand Garg through Power of Attorney Holder Mr. Akshay Khandelwal	Supplementary Agreement 26/08/2022	1. Area admeasuring 00 Hectare 23 Ares out of Survey No. 7/19 2. Area admeasuring 00 Hectare 20 Ares out of Survey No. 7/23 situated at Village Kondhwa Budruk, Taluka Haveli District Pune	24986 /2019 16744	10

NATURE OF SEARCH :

E-Search of Index II registers from the years 1993 to 2022 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

I have taken an online search of Index II registers from the years 1993 to 2022 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] and I have relied on the same.

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property on Government Website for 30 year (i.e. 1993 to 2022) and my report is as under-



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In the available Index II registers I have not found any other entries pertaining to the captioned property. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal.

During my search in the Government Website it is noticed that, I have found various flat agreements in respect of description of the above mentioned property. The said agreements are executed by Marval Realtors & Developers Ltd.

This search report is issued purely on the basis of Index II search made available at Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.

I have paid the requisite search fees vide Receipt No. MH007280904202223U dated 03/09/2022.

This Search report is subject to the available Index II records presented to me during the course of my search at the Government Website.

This search report is till 03 September 2022

Accordingly my search report.


MR. KAILASH M. THORAT
ADVOCATE BSL,LL.B.
Office No. 3A, Third Floor,
Shobha Chambers, CTS No.
321/1, Shivajinagar, Pune-5

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct,



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SR No. 605/2022-23

consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.



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