

VINOD N. PATIL

(Advocate & Author)

Bsc. (Agri.); LL.M. (Business Law) **Gold Medalist**;
PGDCL, M.B.A. (International Business); LL.M. (Criminal Law)
E-mail: adv.vinodnpatil@gmail.com

Mob: +91 97304 70734

A2-604, Sixth Floor, A2 Bldg.
Gulmarg CHS, Baner, Pune
411 045 (Maharashtra)

FORMAT -A

(Circular No.28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title certificate with respect to proposed sub-divided plot No. 'C', admeasuring **7450.09 Sq. Mtrs.** lying on south out of all those pieces of land bearing Survey Nos.221/222/223/3 and 221/222/223/4, situate at village Baner of the City of Pune, Taluka Haveli, District Pune (Hereinafter referred as the said Plot).

I have investigated the title of the said plot on the request of **222 UTSAV LLP**, a Limited Liability Partnership firm, registered under the Limited Liability Partnership Act 2008 having its office at 6 Padmaja Apartment, 3rd floor, Tanna Towers, S.N.45/3, Law College Road, Erandwane, Pune-411004, represented by its duly authorized partner, Mr. Satish Surajbhan Bansal.

1. Description of the Property-

All that proposed sub-divided plot No.'C', admeasuring **7450.09 Sq. Mtrs.** (*inclusive of 10% open space required to be proportionately carved out as per the concerned Development Control Regulations but free from any amenity space*) lying on south out of all those pieces of land bearing Survey Nos.221/222/223/3 and 221/222/223/4, situate at village Baner of the City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, and which is bounded by as follows:

On or towards east	-	Survey No.224/1
On or towards south	-	N Garden and Stream
On or towards west	-	N Garden and Stream
On or towards north	-	Proposed DP Road

together with right to avail, use, utilize and consume the basic floor area ratio ("FSI"), as also additional FSI by way of payment of premium and transferable development rights ("TDR") in accordance with the concerned Development Control Regulations, and together with easement, appurtenances, ingress, egress, ancillary and incidental rights pertaining thereto.

2. The documents of allotment of Plot-

- i. 7/12 extract issued by Talathi Baner, taluka Haveli, District Pune for Survey No.221/222/223/3 dated-10/05/2021.
- ii. 7/12 extract issued by Talathi Baner, taluka Haveli, District Pune for Survey No.221/222/223/4 dated-10/05/2021.
- iii. **Mutation Entries**- 336, 446,448, 488, 574, 577, 699, 761, 827, 832, 835, 885, 886, 1025, 1026, 1524, 1576, 1712,1843, 1884,1951, 2143, 2144, 2145, 2146, 2600,2730, 2734, 2804, 2899, 2900, 2901, 2941, 2999,3331, 4665, 4666, 4687,5170, 5171, 5446, 5608, 5712, 6174, 10664, 10964, 11658, 11679, 11689, 12501, 11911, 12911, 13122, 13123, 13403, 14834, 14831, 14833,14881, 14885, 14886, 14887, 14888, 14889, 14890, 14891, 14892, 14893, 15170, 15204, 15224, 15307,15345, 20988, 21631, 22949, 22875.
- iv. Agreement and Power of Attorney dated 25/03/2021, which are registered in the office of Sub- Registrar, Haveli No.25, at serial Nos. 5400/2021 and 5401/2021 respectively, executed by Riverview Co. Operative Housing Society Ltd., and others in favour of 222 Utsav LLP.
- v. Deed of Indemnity and Declaration dated 25/03/2021, which is registered in the office of Sub- Registrar, Haveli No.25, at serial No. 5404/2021 executed by Riverview Co. Operative Housing Society Ltd., and others in favour of 222 Utsav LLP.
- vi. Search Report for 30 years from 1992 to 2021.

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 said Riverview Co-operative Housing Society Limited is sole and absolute owner and possessor of, and have clean, clear and marketable title to said properties without any encumbrances and further, 222 Utsav LLP appears to have Joint Development Rights in respect of an area admeasuring of said properties along with Naiknavare Developers Pvt Ltd and M/s Pride Builders in the name and style "Naiknavare-Pride- AOP and Naiknavare Constructions Pvt. Ltd and Landcare Housing LLP as per the terms and conditions of the Agreement being part of Owners of the said property and subject to litigations and limitations, conditions mentioned in the annexure.

The report reflecting the flow of the title of the said property/land is enclosed herewith as annexure.

Date: 17/05/2021

P. N. Patil

VINOD N. PATIL

Advocate

MH001257015202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 May 2021	Receipt	Receipt no.: 1112031974
	Name of the Applicant :	VINOD NAGESHWAR PATIL
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 221
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH001257015202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/Views/frnSearchChallanWithoutReg.php '.		

MH001257015202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 May 2021	Receipt	Receipt no.: 1112031975
	Name of the Applicant :	VINOD NAGESHWAR PATIL
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 222
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH001257015202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

MH001257015202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 May 2021	Receipt	Receipt no.: 1112031976
	Name of the Applicant :	VINOD NAGESHWAR PATIL
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 223
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH001257015202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- बाणेर (830000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 221/222/223/3

भ-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर. चौ.मी अकृषिक क्षेत्र बिन शेती 69.95.05 आकारणी 0.00	10138	रिंहरवहयू को ऑप ही सासावटी नि	69.95.05 (22875)	कुळाचे नाव व खंड इतर अधिकार इतर आनंदाबाई नयू गराडे (22875) जाईबाई खंडू टिंगरे (22875) बायडा इंगवले (22875) बारकाबाई खंडेकर (22875) साळुबाई खंडेकर (22875) सोनीबाई शंकर पराडे (22875) प्रसंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 22875 व दिनांक : 23/03/2021
जुने फेरफार क्र. (336) (446) (448) (574) (699) (761) (827) (832) (835) (885) (886) (1025) (1026) (1576) (1712) (1834) (1843) (1884) (1951) (2143) (2144) (2145) (2146) (2734) (2804) (2899) (2900) (2901) (3331) (4665) (4666) (4687) (5608) (5712) (6174) (10964) (11658) (11679) (11689) (12501) (12911) (13122) (13123) (13403) (14831) (14833) (14834) (14846) (14888) (14889) (14890) (14892) (14931) (15170) (15224) (15307) (15345) (17887) (20988) (21631) (21723) (21771) (23631)			सौमा आणि भुमापन चिन्हे :	

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- बाणेर (830000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 221/222/223/3

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			पिकांचे नाव				जल सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 10/05/2021
सांकेतिक क्रमांक :- 27250007031183000052021149

(नाव :- कविता रमेश पाठक)
तलाठी साक्षात :- पाषाणता :- हवेली जि :- पुणे

तलाठी बाणेर
ता. हवेली, जि. पुणे



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- बाणेर (830000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 221/222/223/4

अ-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : आर.चौ.मी. अकृषक क्षेत्र बिन शेती आकारणी 0.00	10138	विष्णुव्हुमू को औप ही सोसायटी लि	4.55.04		(22875)	कुळचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 22875 व दिनांक : 23/03/2021
जुने फेरफार क्र. (336) (446) (448) (574) (699) (761) (827) (832) (835) (885) (886) (1025) (1026) (1576) (1712) (1834) (1843) (1884) (1951) (2143) (2144) (2145) (2146) (2734) (2804) (2899) (2900) (2901) (3331) (4665) (4666) (4687) (5608) (5712) (6174) (10964) (11658) (11679) (11689) (12501) (12911) (13122) (13123) (13403) (14831) (14833) (14834) (14846) (14888) (14889) (14890) (14892) (14931) (15170) (15224) (15307) (15345) (17887) (20988) (21631) (21723) (21771) (23631)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- बाणेर (830000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 221/222/223/4

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									स्वरूप	क्षेत्र	लागावडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			पिकांचे नाव	जल सिंचित	अजल सिंचित					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी			

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 10/05/2021

सांकेतिक क्रमांक :- 27250007031183000052021150

(नाव :- कोविता रमेश पाठक)

तलाठी साक्षात :- पाषाणता :- हवेली जि :- पुणे

तलाठी बाणेर
ता. हवेली, जि. पुणे