

DHANRAJ B. CHAVAN
ADVOCATE

Flat No.2, Bldg. No. J/10,
Sakal Nagar, Aundh, Pune
Mob: 9372750042

Date: 19.07.2024

FORMAT - A
(Circular No. 28 /2021)

LEGAL TITLE REPORT

To,

Maha RERA,

Sub: all those pieces of land bearing **Gat Nos. 238, 240,242** situated at village situated at village Borhadewadi, within the Registration District of Pune, Registration Sub-District of Taluka Haveli and situated within the limits of Pimpri Chinchwad Municipal Corporation, Pune; (Hereinafter referred to as the said "**Entire Land**").

I have investigated the title of the said land on the request of, **Mr. Tanaji Digambar Borate** proprietor of **VTB Realities**, having office at: Borhadewadi, Haveli, Pune (hereinafter referred to as the said "**PROMOTER**").

SCHEDULE - I
(DESCRIPTION OF THE "ENTIRE LAND")

All those pieces of land, bearing

Gat No.	Land area admeasuring
Gat No. 238	00 H. 8.50 R
Gat No. 240	00 H. 11.266 R
Gat No. 240	00 H. 33.80 R
Gat No. 242	00 H. 3.74 R

B

Thus, aggregating to "00 Hectare 57.306 Are" i.e. 5730.6 sq. mtrs. (Hereinafter referred to as the 'Said Entire Land') situated at village situated at village situated at village Borhadewadi, within the Registration District of Pune, Registration Sub-District of Taluka Haveli and situated within the limits of Pimpri Chinchwad Municipal Corporation, Pune, and which are collectively bounded as under:

East	By Gat No. 240 (Part)
South	By Gat No. 240 (Part)
West	By Gat No. 231
North	By Gat No. 238 (Part)

(Hereinafter collectively referred to as the said "SAID ENTIRE LAND").

SCHEDULE - II
(DESCRIPTION OF THE SAID
PROJECT LAND "VTB CROWN")

All those pieces of land, bearing

Gat No. 238	Area 00 H. 8.50 R out of the total area 00 H. 74 R
Gat No. 242	Area 00 H. 3.74 R out of the total 00 H. 75 R
Gat No. 240	00 H. 3.96 R out of the land area 00 H. 11.266 R out of the total area 01 H. 69 R
Gat No. 240	Area 00 H. 33.80 R out of the total area 01 H. 69 R

Totally land area admeasuring 00 Hectare 50 Are" i.e. 5000.00 sq.mtrs. of the Project namely **VTB CROWN**, out of all those pieces of land more particularly described in **SCHEDULE - I** herein above, and which is bounded as under :-

East	By Gat No.240 (Part)
South	By Gat No.240 (Part)
West	By Gat No.231
North	By Gat No.238 (Part)

(Hereinafter collectively referred to as the said "SAID PROJECT LAND").

2) THE DOCUMENTS OF ALLOTMENT OF THE SAID LAND/ PROPERTY:

Gat No. And Purchased Area	Particulars			
	Purchased from	Type Of Document	Reg. No And Date	Office Of Sub- Registr ar
Gat No. 238 00 H. 8.50 R	Balu Shivrani Borate & his legal heirs and Revannath Baban Borate & his legal heirs	Sale Deed	13805/2020 19.12.2020	Registra r Haveli - 14
Gat No. 240 00 H. 11.26 R	M/s. Spectrum Realty	Sale Deed	12386/2020 03.10.2020	Registra r Haveli - 23
Gat No. 240 00 H. 33.80 R	M/s. Spectrum Realty	Sale Deed	3346/2021 24.02.2021	Registra r Haveli - 14
Gat No. 242 00 H. 3.74	Jaising Dattu Borate & his family members,	Sale Deed And Correction	3342/2024 23/02/2021 And	Registra r Haveli -

R	Legal heirs of late Bhanudas Dattu Borate & M/s. Spectrum Realty	Deed	4725/2021	14
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3) 7/12 Extracts and Mutation Entries:

7/12 Extracts -Gat Number and year	Mutation Entries
238, Since 1995 to till date	1, 4122, 2821, 3961, 2822, 5695, 6264, 6646, 6480, 6813, 7185, 7483, 7718, 9017
240, Since 1995 to till date	1, 1052, 3836, 1, 2802, 3831, 3832, 3834, 5287, 6314, 5585, 5972, 7410, 7454, 7560, 7633, 7646, 8159, 8177
242, Since 1995 to till date	1, 1052, 3836, 1, 2802, 3831, 3832, 3834, 5287, 6314, 5585, 5972, 7454, 7646, 7753, 7838, 8159, 8400, 8652, 8788, 8984, 8803, 8765

4) SERACH AND TITLE REPORTS:

I have taken online search available on official website of IGR Maharashtra i.e www.igrmaharashtra.gov.in of Index-II pertaining to the said land for the periods of 30 years since 1995 to till date in following manner:

Gat No's.	vide GRN. No.	Dated
238	MH005271238202425E & MH005340520202425E	16/07/2024 & 17/07/2024
240	MH005340716202425E &	17/07/2024 &

	MH005387183202425E	18/07/2024
242	MH005343009202425E &	17/07/2024

The search is subject to availability of record on the web-page except for some years could not be accessed due to technical or software errors. Except the transactions herein recorded, no transaction relating to the said land or any part thereof, or any transaction encumbering the said land or any part thereof was found to have been effected.

2/- On perusal of the related deeds and documents mentioned herein, and all other relevant documents relating to title of the said property, I am of the opinion that the title of the said land owner / Promoter is clear, marketable and without any encumbrances.

Owners of the Land/Property reflecting on 7/12 extracts as on date issuance of the title report:

Gat No.	Land area admeasuring	Mutation Entry	Owners of the Land/Property
Gat No. 238	00 H. 3.47 R	9017	VTB Realities through its Proprietor
Gat No. 240	00 H. 11.266 R	8177,7676	Tanoj Digambar Borate i.e the said
Gat No. 240	00 H. 33.80 R	7633	Promoter is Owner of the said
Gat No. 242	00 H. 3.74 R	7646	Land/property. (The promoter purchased land area 8.50 R. (Out of which area admeasuring 00 H. 5.03 R handed over to PCMC from and
TOTAL	00 Hectare 52.276 Are" i.e. 5227.60 Sq.Mtrs.		



			out of Gat No.238)
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Qualifying remark-

i. NA

3/- The report reflecting the flow of the title of the Sigma Realty in the said property is enclosed herewith as Annexure.

Note: All documents submitted for my perusal are photocopies

Place: Pune



Dhanraj B. Chavhan
Advocate

DHANRAJ B. CHAVAN
ADVOCATE

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Sakal Nagar, Aundh, Pune
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FLOW OF THE TITLE OF THE SAID PROPERTY

1. Copy of the latest 7/12 extract :-

I have perused 7 /12 extracts of Gat Numbers 238, 240, 242 and Mutation entries mentioned thereon as on date of application for registration.

2. I have taken online search available on official website of IGR Maharashtra i.e. www.igrmaharashtra.gov.in of Index-II pertaining to the said land for the periods of 30 Years since 1995 to till date.

3. Flow of the Title of the VTB Crown with respect to the said property -

Gat No. And Purchased Area	Particulars			
	Purchased from	Type Of Document	Reg. No And Date	Office Of Sub-Registrar
Gat No. 238 00 H. 8.50 R Out of which area admeasuring	Balu Shivram Borate & his legal heirs and Revannath	Sale Deed	13805/2020 19.12.2020	Registrar Haveli - 14

00 H. 5.03 R handed over to PCMC	Baban Borate & his legal heirs			
Gat No. 240 00 H. 11.26 R	M/s. Spectrum Realty	Sale Deed	12386/2020 03.10.2020	Sub Registrar Haveli -23
Gat No. 240 00 H. 33.80 R	M/s. Spectrum Realty	Sale Deed	3346/2021 24.02.2021	Sub Registrar Haveli - 14
Gat No. 242 00 H. 3.74 R	Jaising Dattu Borate & his family members, Legal heirs of late Bhanudas Dattu Borate & M/s. Spectrum Realty	Sale Deed And Correcti on Deed	3342/2024 23/02/2021 And 4725/2021	Sub Registrar Haveli - 14

Gat No.238

1. It is seen that from the Mutation Entry No. 1 that, the consolidation scheme was implemented and sanctioned for village Moshi, Taluka Haveli, Dist. Pune by Deputy Director, Land Record Pune Division on 05/02/1969, and the 7/12 extract of New Gat No. 1356 area admeasuring 00 H. 74 R of village Moshi was prepared and the name of Balu Shiva Borate, through natural guardian Mother Chandrabhaga, Kalibai Aabaji Bhukan, Leelabai Dasharath Karpe, Sulabai Tukaram Alhat and Baban Shiva Borate were recorded to the newly drawn 7/12 extract of Gat No. 1356.

2. It is seen that, there was a Wadi of the said village Moshi namely "Borhadewadi". The said Borhadewadi got separate entity of revenue Village and divided from the village Moshi. Accordingly, the separate revenue record was prepared for the said village Borhadewadi. Thus some Gat Numbers of village Moshi got converted. Hence Gat No. 1356 of village Moshi, converted and got new Gat No. 238 of revenue village Borhadewadi and the names of Balu Shiva Borate, through natural guardian Mother Chandrabhaga, Kalibai Aabaji Bhukan, Leelabai Dashrath Karpe, Sulabai Tukaram Alhat and Baban Shiva Borate were recorded to the newly drawn 7/12 extract of Gat No. 238 of village Borhadewadi vide Mutation Entry No. 1.

3. It is seen that Balu Shivram Borate submitted application to the revenue authority stating that Sulabai Tukaram Alhat had 05 Aane 04 Pai share in the land old S. No. 145/7 area admeasuring 00 H. 74 R of village Moshi which were converted into Gat No. 1356 under consolidation scheme of Village Moshi and thereafter renumbered as Gat No. 238 in wadivibhajan of village Borhadewadi. That Chandrabhaga Shiva Borate and Bala Shiva Borate jointly purchased the 05 Aane 04 Pai share of Sulabai Tukaram Alhat by Sale Deed dt. 13/10/1960 and accordingly Mutation Entry No. 4122 were certified to give effect of the said Sale Deed. However, effect of the said Mutation Entry No. 4122 could not be given to the 7/12 extract of the land S. No. 145/7. In support of his application Balu Shivram Borate obtained order from the Res. Nayab Tahsildar, Haveli bearing No. Takrar/SR/454/2007, dt. 04/04/2008. As such the name of Sulabai Tukaram Alhat deleted from the 7/12 extract of the land Gat No. 238, borhadewadi vide Mutation Entry No. 2821.

4. It is seen that Balu Shivram Borate submitted application to the revenue authority stating that Kalabai (Kalibai) Aabaji Bukan and Lilabai Dashrath Karpe Gifted the part of land out of old S. No. 145/7

area admeasuring 00 H. 74 R of village Moshi which were converted into Gat No. 1356 under consolidation scheme of Village Moshi and thereafter renumbered as Gat No. 238 in wadivibhajan of village Borhadewadi to Baban Shivram Borate by Gift Deed dt. 03/07/1968. Accordingly, Mutation Entry No. 3961 were certified to give effect of the said Gift Deed. However, effect of the said Mutation Entry No. 3961 could not be given to the 7/12 extract of the land S. No. 145/7. In support of his application Balu Shivram Borate obtained order from the Res. Nayab Tahasildar, Haveli bearing No. Takrar/SR/454/2007, dt. 04/04/2008. As such the name of Kalabai (Kalibai) Aabaji Bukan and Lilabai Dashrath Karpe deleted from the 7/12 extract of the land Gat No. 238, borhadewadi vide Mutation Entry No. 2822.

5. It is seen that Baban Shivram Borate died on 09/07/2014 leaving behind son – Revannath, married daughters Ranjana Sunil Jadhav, Vijaya Raju Alhat & Sangita Tushar Jaikar and Wife Sunanda Baban Borate and as such the names of his legal heirs recorded to the 7/12 extract of Gat No. 238 by Mutation Entry No. 5695.
6. It is seen that while making computerized 7/12 extract of village Borhadewadi, there were some errors into some 7/12 extracts of Borhadewadi village including in the 7/12 extract of the land S. No. 238 which were rectified by the Mutation Entry No. 6264 & 6646;
7. It is seen that Chandrabhaga Shiva alias Shivram Borate died on 09/04/2004 leaving behind son – 1) Balu Shiva alias Shivram Borate, 2) Baban Shiva alias Shivram Borate since deceased through his son – 2a) Revannath, married daughters 2b) Ranjana Sunil Jadhav, 2c) Vijaya Raju Alhat, 2d) Sangita Tushar Jaikar and 2e) Sunanda Baban Borate. The name her legal heirs were already on 7/12 extract, thus only the name of Chandrabhaga Shiva alias Shivram Borate deleted from the 7/12 extract of Gat No. 238 by Mutation Entry No. 6480.

8. It is seen that the name of Balu Shivram Borate was wrongly mentioned as Babu Shivram Borate on the revenue record of Gat No. 238 thus by order of Tahasildar, Pimpri Chinchwad in case No. Ha.No./SR/403/2017, dt. 01/09/2017 the name of rectified as Balu Shivram Borate. The effect of the said order given to the revenue record of Gat No. 238 vide Mutation Entry No. 6813 and his correct name was recorded as Balu Shivram Borate to the revenue record of Gat No. 238.

9. It is seen that 1) Ranjana Sunil Jadhav, 2) Vijaya Raju Alhat, 3) Sangita Tushar Jaikar and 4) Sunanda Baban Borate by Release Deed dt. 29/05/2019 relinquished their share in the land Gat No. 238 to and in favour of Revannath Baban Borate. The said Gift Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 9872/2019. The effect of the said Release Deed given to the revenue record and the names of 1) Ranjana Sunil Jadhav, 2) Vijaya Raju Alhat, 3) Sangita Tushar Jaikar and 4) Sunanda Baban Borate deleted from the 7/12 extract of the land Gat No. 238 vide Mutation Entry No. 7185.

10. It is seen that Balu Shivram Borate and Revannath Baban Borate by Road Agreement dt.07/10/2020 entrusted easement rights of land area 00 H. 8.50 R from Gat No. 238 area 00 H. 74 R to VTB Realities through its Proprietor Tanoj Digambar Borate as 12 mtr. vide road for his land Gat No. 240 and 242. The said Road Agreement is registered in the office of Sub – Registrar Haveli No. 23 at Serial No. 12621/2020.

11. It is seen that 1) Balu Shivram Borate, and his legal heirs and 2) Revannath Baban Borate and his legal heirs by Sale Deed dt. 19/12/2020 jointly sold land area 00 H. 8.50 R out of the land Gat No. 238 area 00 H. 74 R to VTB Realities through its Proprietor Tanoj

Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 13805/2020. The effect of the said Sale Deed given to the revenue record and the name of purchaser VTB Realities through its Proprietor Tanoj Digambar Borate recorded to the 7/12 extract of the land Gat No. 238 vide Mutation Entry No.7483 with respect to its purchased area.

12. It is seen that Balu Shiva alias Shivram Borate died intestate on 25/04/2021 leaving behind son – Dashrath Sunil Balu Borate, married daughter Anita Rajendra Bhujbal and Parvati Balu Borate and as such the names of his legal heirs recorded to the 7/12 extract by Mutation Entry No. 7718.

13. It is seen that by possession receipt dated 23/01/2024 the said promoter has handed over area admeasuring 503.39 Sq. Mtrs. out of the Gat No. 238 to and in favour Pimpri Chinchwad Municipal Corporation i.e PCMC. The said possession receipt is registered in the office of sub – registrar haveli no. 05 at serial no. 1587/2024. The effect of the said possession receipt given to the revenue record and the name of the Pimpri Chinchwad Municipal Corporation i.e PCMC recorded to the 7/12 extract of the land Gat No. 238 vide Mutation Entry No.9017 with respect to its purchased area and thus the land area 347 Sq. Mtrs. remained in the name of Promoter.

14. POSSESSION:

It appears that Balu Shivram Borate & his legal heirs and Revannath Baban Borate & his legal heirs by Sale Deed dt. 19/12/2020 delivered the actual and physical possession of the land area 00 H. 8.50 R out of the land Gat No. 238 area 00 H. 74 R to VTB Realities through its Proprietor Tanoj Digambar Borate and since then VTB Realities through its Proprietor Tanoj Digambar Borate is in peaceful possession of the same.

Gat No.240

1. It is seen that Consolidation scheme implemented to the revenue record of the village Moshi and as such S. No. 145/8A, 145/11A, 145/11B, 145/9B, 145/12, 145/13 & 145/14 consolidated and got converted into Gat No. 1358 area 01 H. 69 R of village Moshi and allotted in the name of Keru alias Kerba Kundlik Borate. The effect of the said consolidation scheme given to the revenue records vide Mutation Entry No. 1 of village Moshi.
2. It is seen that Keru alias Kerba Kundlik Borate died on 05/11/1974 leaving behind him Sons namely 1) Baban, 2) Dattu, 3) Gulab, 4) Sopan & 5) Mahadu, married daughters namely 1) Sou. Bababai Sakharam Shevkari, 2) Sou. Venubai Bhagaji Biradwade, 3) Sou. Anjanabai Parshuram Tilekar and 4) Sou. Baidabai Namdeo Kudale and wife Smt. Gangubai Kerba Borate and as such the names of his legal heirs recorded to the revenue record by Mutation Entry No. 1052. Subsequently Smt. Gangubai Keru alias Kerba Borate died on 07/02/1996 and her name was also deleted from revenue record by Mutation Entry No. 3836;
3. It is revealed from the Mutation Entry No. 1, that there was a Wadi namely "Borhadewadi" of the said village Moshi. That the separate revenue entity got to the said 'Borhadewadi' and thus the said 'Borhadewadi' subdivided from the village Moshi. Accordingly the separate revenue record was prepared for the said village 'Borhadewadi'. Thus Gat No. 1358 converted and renumbered into Gat No. 240 of village Borhadewadi, Taluka Haveli, Dist. Pune;
4. It is seen that Son of late Keru Kundlik Borate namely Dattu alias Dattatray Keru Borate died on 27/06/2006 leaving behind him Sons namely 1) Bhanudas, 2) Jaising & 3) Digambar and a married



daughter namely Sou. Nirmala Ashok Dhadge and as such the names of his legal heirs recorded to the revenue record by Mutation Entry No. 2802;

5. It is seen that married daughter of late Keru Kundlik Borate namely Sou. Bababai alias Laxmibai Sakharam Shevkari died on 03/12/2006 leaving behind her Sons namely 1) Sambhaji & 2) Rajaram and married daughters namely 1) Sou. Sonabai Arjun Bankar and 2) Bebi Arun Bhujbal and as such the names of her legal heirs recorded to the revenue record by Mutation Entry No. 3831;
6. It is seen that 1) Sou. Venubai Bhaguji Biradwade, 2) Sou. Anjanabai Parshuram Tilekar, 3) Sou. Baidabai Namdeo Kudale and legal heirs of late 4) Smt. Bababai alias Laxmibai Sakharam Shevkari namely 4A) Sambhaji Sakharam Shevkari, 4B) Rajaram Sakharam Shevkari, 4C) Sou. Sonabai Arjun Bankar and 4D) Bebi Arun Bhujbal by Release Deed 11/05/2010 relinquished their undivided right, share and interest in the said land Gat No. 240 and their other ancestral properties to and in favour of 1) Baban Kerba Borate, 2) Gulab Kerba Borate, 3) Sopan Kerba Borate, 4) Sahadu Kerba Borate and legal heirs of late 5) Dattu alias Dattatray Borate namely 5A) Bhanudas Dattu alias Dattatray Borate, 5B) Jaising Dattu alias Dattatray Borate and 5C) Digambar Dattu alias Dattatray Borate. The said Release Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 4267/2010 on 11/05/2010. The effect of the said Release Deed is given to the revenue record of Gat No. 240 and other Gat numbers and the names of 1) Sou. Venubai Bhaguji Biradwade, 2) Sou. Anjanabai Parshuram Tilekar, 3) Sou. Baidabai Namdeo Kudale and legal heirs of late 4) Smt. Bababai alias Laxmibai Sakharam Shevkari namely 4A) Sambhaji Sakharam Shevkari, 4B) Rajaram Sakharam Shevkari, 4C) Sou. Sonabai Arjun

Bankar and 4D) Bebi Arun Bhujbal deleted from the 7/12 extract of Gat No. 240 and the other Gat numbers of their other ancestral properties by Mutation Entry No. 3832.

7. It is seen that Sou. Nirmala Ashok Dhadge by Release Deed 11/05/2010 relinquished her undivided right, share and interest in the said land Gat No. 240 and her other ancestral properties to and in favour of her brothers 1) Bhanudas Dattu alias Dattatray Borate, 2) Jaising Dattu alias Dattatray Borate and 3) Digambar Dattu alias Dattatray Borate. The said Release Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 4266/2010 on 11/05/2010. The effect of the said Release Deed is given to the revenue record of Gat No. 240 and other Gat numbers of her other ancestral properties and the name of Sou. Nirmala Ashok Dhadge deleted from the 7/12 extract of Gat No. 240 and other gat numbers of her other ancestral properties by Mutation Entry No. 3834.

8. It is seen that Baban Kerba Borate and his legal heirs by Sale Deed dt. 05/04/2013 sold his share of land area 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. Shri. Digambar Dattu Borate given his consent to the said Sale Deed. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 15 at serial No. 2643/2013. The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 and 242 by Mutation Entry No. 5287 and the name of M/s. Spectrum Realty recorded in respect of its purchased area. However while giving effect of the said Sale Deed the name of Baban Keru alias Kerba Borate not deleted from the 7/12 extract of land Gat No. 240 and 242. Thus on application of M/s. Spectrum Realty and after due enquiry the Tahasildar – Akurdi by its order dt. 07/12/2016 in case No. Ha.No./SR/111/2016 directed to delete the name of Baban Keru alias Kerba Borate from the 7/12 extract of



land Gat No. 240 and 242. The effect of the said Order given to the revenue record and the name of Baban Keru alias Kerba Borate deleted from 7/12 extract of land Gat No. 240 & 242 by Mutation Entry No. 6314;

9. It is seen that Bhanudas Dattu alias Dattatray Borate, Jaising Dattu alias Dattatray Borate and Digambar Dattu alias Dattatray Borate and their family members by Development Agreement and Power of Attorney both dt. 05/04/2013 entrusted share of their land area 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. Shri. Baban Keru alias Kerba Borate, Gulab Keru alias Kerba Borate and Sopan Keru alias Kerba Borate given their consent to the said Development Agreement. The said Development Agreement and Power of Attorney registered in the office of Sub – Registrar Haveli No. 15 at serial No. 2639/2013 and 2640/2013 respectively on 08/04/2013.
10. It is seen that Digambar Dattu alias Dattatray Borate died on 11/01/2014 leaving behind him Son Tanoj Digambar Borate, married daughter Tanooja Pankaj Khedekar and wife Smt. Savita Digambar Borate and as such the names of his legal heirs recorded to the 7/12 extract of land Gat No. 240 and 242 and their other lands by Mutation Entry No. 5585.
11. It is seen that the legal heirs of late Digambar Dattu alias Dattatray Borate namely Tanoj Digambar Borate, Tanooja Pankaj Khedekar and Smt. Savita Digambar Borate by Sale Deed dt. 16/07/2015 sold their share of land area 00 H. 11.266 R out of 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 0.623 R i.e. 62.30 Sq. Mtr. Out of land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 5446/2015.

The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 and 242 by Mutation Entry No. 5972 and the name of M/s. Spectrum Realty recorded in respect of its purchased area.

12. It is seen that Bhanudas Dattu alias Dattatray Borate died on 02/05/2019 leaving behind him Three Sons namely 1) Vikas Bhanudas Borate, 2) Vivek Bhanudas Borate and 3) Vinod Bhanudas Borate and wife Smt. Lalita Bhanudas Borate and as such the names of his legal heirs recorded to the 7/12 extract of land Gat No. 240 and 242 and their other lands by Mutation Entry No. 7454.

13. It is seen that M/s. Spectrum Realty by Agreement to Sale & Power of Attorney dt. 03/10/2020 agreed to sell the land area 00 H. 33.80 R out of Gat No. 240 (which was purchased from Baban Kerba Borate & others) to and in favour of VTB Realities through its Proprietor Tanuj Digambar Borate. The said Agreement to Sale & Power of Attorney are registered in the office of Sub – Registrar Haveli No. 23 at serial No. 12381/2020 & 12382/2020 respectively on 03/10/2020.

14. It is seen that the M/s. Spectrum Realty by Sale Deed dt. 03/10/2020 sold land area 00 H. 11.266 R out of Gat No. 240 (which was purchased from the legal heirs of Late Digambar Dattu Borate) to and in favour of VTB Realities through its Proprietor Tanuj Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 23 at serial No. 12386/2020. The said M/s. Spectrum Realty also executed Power of Attorney dt. 03/10/2020 in pursuance of the said Sale Deed. The said Power of Attorney also registered in the office of Sub – Registrar Haveli No. 23 at serial No. 12387/2020. The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 by Mutation Entry No. 7410 and

the name of VTB Realities through its Proprietor Tanoj Digambar Borate recorded in respect of its purchased area.

15. It is seen that the legal heirs of late Bhanudas Dattu Borate with the consent of M/s. Spectrum Realty by Sale Deed dt. 31/12/2020 sold land area 00 H. 11.2670 R i.e. 1126.70 Sq. Mtrs out of Gat No. 240 (share of Bhanudas Dattu Borate) to and in favour of VTB Realities through its Proprietor Tanoj Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 19 at serial No. 2895/2021. The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 by Mutation Entry No. 7560 and the name of VTB Realities through its Proprietor Tanoj Digambar Borate recorded in respect of its purchased area.

16. It is seen that the Jaising Dattu Borate & his family members, Legal heirs of late Bhanudas Dattu Borate & M/s. Spectrum Realty by Sale Deed dt. 23/02/2021 sold land area 00 H. 11.2670 R i.e. 1126.70 Sq. Mtrs, out of Gat No. 240 (share of Jaising Dattu Borate) and land area 00 H. 3.74 R i.e. 374 Sq. Mtrs, out of Gat No. 242 (1.87 R of Jaising Dattu Borate and 1.87 R of Spectrum Realty) to and in favour of VTB Realities through its Proprietor Tanoj Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 3342/2021. However the description of the land was wrongly mentioned in the index II of the said Sale Deed, thus the parties executed Correction Deed dt. 15/03/2021 in that regard rectified the said mistake. The said Correction Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 4725/2021. The effect of the said Sale Deed & Correction Deed given to the 7/12 extract of Gat No. 240 & 242 by Mutation Entry No. 7646 and the name of

VTB Realities through its Proprietor Tanoj Digambar Borate recorded in respect of its purchased area.

17. It is seen that M/s. Spectrum Realty by Sale Deed dt. 23/02/2021 sold land area 00 H. 33.80 R i.e. 3380 Sq.Mtrs out of Gat No. 240 (which was purchased from Baban Kerba Borate) to and in favour of VTB Realities through its Proprietor Tanoj Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 3346/2021. The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 by Mutation Entry No. 7633 and the name of VTB Realities through its Proprietor Tanoj Digambar Borate recorded in respect of its purchased area.

18. It is seen that as per the order of Uppar Tahasildar Pimpri Chinchwad Municipal Corporation in Ha. No. 155/SR/80/22, dated 25/03/2022 rectification in areas of Gat No. 240 carried out and the effect of the same is given to the revenue record of the Gat No. 240 vide mutation entry No. 8177.

19. **POSSESSION:**

It appears that the erstwhile land owners by above referred Sale Deeds delivered the vacant and peaceful possession of the land mentioned therein to and in favour of purchaser VTB Realities through its Proprietor Tanoj Digambar Borate and he is in peaceful possession of the land collectively area admeasuring 00 H. 67.60 R i.e. 6760 Sq. Mtrs. out of the said Gat No. 240 of village Borhadewadi.

Gat No.242

1. It is seen that Consolidation scheme implemented to the revenue record of the village Moshi and as such S. No. 145/10 consolidated



and got converted into Gat No. 1360 area 00 H. 75 R of village Moshi and allotted in the name of Keru alias Kerba Kundlik Borate, Ganpat Kundlik Borate, Mahadu Shankar Borate, Arjun Maruti Borate, Nathu Maruti Borate & Babu Dhondiba Saste. The effect of the said consolidation scheme given to the revenue records vide Mutation Entry No. 1 of village Moshi.

2. It is seen that Keru alias Kerba Kundlik Borate died on 05/11/1974 leaving behind him Sons namely 1) Baban, 2) Dattu, 3) Gulab, 4) Sopan & 5) Mahadu, married daughters namely 1) Sou. Bababai Sakharam Shevkari, 2) Sou. Venubai Bhagaji Biradwade, 3) Sou. Anjanabai Parshuram Tilekar and 4) Sou. Baidabai Namdeo Kudale and wife Smt. Gangubai Kerba Borate and as such the names of his legal heirs recorded to the revenue record by Mutation Entry No. 1052. Subsequently Smt. Gangubai Keru alias Kerba Borate died on 07/02/1996 and her name was also deleted from revenue record by Mutation Entry No. 3836;
3. It is revealed from the Mutation Entry No. 1, that there was a Wadi namely "Borhadewadi" of the said village Moshi. That the separate revenue entity got to the said 'Borhadewadi' and thus the said 'Borhadewadi' subdivided from the village Moshi. Accordingly the separate revenue record was prepared for the said village 'Borhadewadi'. Thus Gat No. 1360 converted and renumbered into Gat No. 242 of village Borhadewadi, Taluka Haveli, Dist. Pune;
4. It is seen that Son of late Keru Kundlik Borate namely Dattu alias Dattatray Keru Borate died on 27/06/2006 leaving behind him Sons namely 1) Bhanudas, 2) Jaising & 3) Digambar and a married daughter namely Sou. Nirmala Ashok Dhadge and as such the names of his legal heirs recorded to the revenue record by Mutation Entry No. 2802;

5. It is seen that married daughter of late Keru Kundlik Borate namely Sou. Bababai alias Laxmibai Sakharam Shevkari died on 03/12/2006 leaving behind her Sons namely 1) Sambhaji & 2) Rajaram and married daughters namely 1) Sou. Sonabai Arjun Bankar and 2) Bebi Arun Bhujbal and as such the names of her legal heirs recorded to the revenue record by Mutation Entry No. 3831;
6. It is seen that 1) Sou. Venubai Bhagaji Biradwade, 2) Sou. Anjanabai Parshuram Tilekar, 3) Sou. Baidabai Namdeo Kudale and legal heirs of late 4) Smt. Bababai alias Laxmibai Sakharam Shevkari namely 4A) Sambhaji Sakharam Shevkari, 4B) Rajaram Sakharam Shevkari, 4C) Sou. Sonabai Arjun Bankar and 4D) Bebi Arun Bhujbal by Release Deed 11/05/2010 relinquished their undivided right, share and interest in the said land Gat No. 240 and their other ancestral properties to and in favour of 1) Baban Kerba Borate, 2) Gulab Kerba Borate, 3) Sopan Kerba Borate, 4) Sahadu Kerba Borate and legal heirs of late 5) Dattu alias Dattatray Borate namely 5A) Bhanudas Dattu alias Dattatray Borate, 5B) Jaising Dattu alias Dattatray Borate and 5C) Digambar Dattu alias Dattatray Borate. The said Release Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 4267/2010 on 11/05/2010. The effect of the said Release Deed is given to the revenue record of Gat No. 240 and other Gat numbers and the names of 1) Sou. Venubai Bhagaji Biradwade, 2) Sou. Anjanabai Parshuram Tilekar, 3) Sou. Baidabai Namdeo Kudale and legal heirs of late 4) Smt. Bababai alias Laxmibai Sakharam Shevkari namely 4A) Sambhaji Sakharam Shevkari, 4B) Rajaram Sakharam Shevkari, 4C) Sou. Sonabai Arjun Bankar and 4D) Bebi Arun Bhujbal deleted from the 7/12 extract of Gat No. 240 and the other

Gat numbers of their other ancestral properties by Mutation Entry No. 3832.

7. It is seen that Sou. Nirmala Ashok Dhadge by Release Deed 11/05/2010 relinquished her undivided right, share and interest in the said land Gat No. 240 and her other ancestral properties to and in favour of her brothers 1) Bhamudas Dattu alias Dattatray Borate, 2) Jaising Dattu alias Dattatray Borate and 3) Digambar Dattu alias Dattatray Borate. The said Release Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 4266/2010 on 11/05/2010. The effect of the said Release Deed is given to the revenue record of Gat No. 240 and other Gat numbers of her other ancestral properties and the name of Sou. Nirmala Ashok Dhadge deleted from the 7/12 extract of Gat No. 240 and other gat numbers of her other ancestral properties by Mutation Entry No. 3834.

8. It is seen that Baban Kerba Borate and his legal heirs by Sale Deed dt. 05/04/2013 sold his share of land area 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. Shri. Digambar Dattu Borate given his consent to the said Sale Deed. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 15 at serial No. 2643/2013. The effect of the said Sale Deed given to the 7/12 extract of Gat No. 240 and 242 by Mutation Entry No. 5287 and the name of M/s. Spectrum Realty recorded in respect of its purchased area. However while giving effect of the said Sale Deed the name of Baban Keru alias Kerba Borate not deleted from the 7/12 extract of land Gat No. 240 and 242. Thus on application of M/s. Spectrum Realty and after due enquiry the Tahasildar – Akurdi by its order dt. 07/12/2016 in case No. Ha.No./SR/111/2016 directed to delete the name of Baban Keru alias Kerba Borate from the 7/12 extract of land Gat No. 240 and 242. The effect of the said

Order given to the revenue record and the name of Baban Keru alias Kerba Borate deleted from 7/12 extract of land Gat No. 240 & 242 by Mutation Entry No. 6314;

9. It is seen that Bhanudas Dattu alias Dattatray Borate, Jaising Dattu alias Dattatray Borate and Digambar Dattu alias Dattatray Borate and their family members by Development Agreement and Power of Attorney both dt. 05/04/2013 entrusted share of their land area 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. Shri. Baban Keru alias Kerba Borate, Gulab Keru alias Kerba Borate and Sopan Keru alias Kerba Borate given their consent to the said Development Agreement. The said Development Agreement and Power of Attorney registered in the office of Sub – Registrar Haveli No. 15 at serial No. 2639/2013 and 2640/2013 respectively on 08/04/2013.

10. It is seen that Digambar Dattu alias Dattatray Borate died on 11/01/2014 leaving behind him Son Tanoj Digambar Borate, married daughter Tanooja Pankaj Khedekar and wife Smt. Savita Digambar Borate and as such the names of his legal heirs recorded to the 7/12 extract of land Gat No. 240 and 242 and their other lands by Mutation Entry No. 5585.

11. It is seen that the legal heirs of late Digambar Dattu alias Dattatray Borate namely Tanoj Digambar Borate, Tanooja Pankaj Khedekar and Smt. Savita Digambar Borate by Sale Deed dt. 16/07/2015 sold their share of land area 00 H. 11.266 R out of 00 H. 33.80 R out of Gat No. 240 and land area 00 H. 0.623 R i.e. 62.30 Sq. Mtr. Out of land area 00 H. 1.87 R out of Gat No. 242 to and in favour of M/s. Spectrum Realty. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 18 at serial No. 5446/2015. The effect

of the said Sale Deed given to the 7/12 extract of Gat No. 240 and 242 by Mutation Entry No. 5972 and the name of M/s. Spectrum Realty recorded in respect of its purchased area.

12. It is seen that Bhanudas Dattu alias Dattatray Borate died on 02/05/2019 leaving behind him Three Sons namely 1) Vikas Bhanudas Borate, 2) Vivek Bhanudas Borate and 3) Vinod Bhanudas Borate and wife Smt. Lalita Bhanudas Borate and as such the names of his legal heirs recorded to the 7/12 extract of land Gat No. 240 and 242 and their other lands by Mutation Entry No. 7454.
13. It is seen that the Jaising Dattu Borate & his family members, Legal heirs of late Bhanudas Dattu Borate & M/s. Spectrum Realty by Sale Deed dt. 23/02/2021 sold land area 00 H. 11.2670 R i.e. 1126.70 Sq. Mtrs. out of Gat No. 240 (share of Jaising Dattu Borate) and land area 00 H. 3.74 R i.e. 374 Sq. Mtrs. out of Gat No. 242 (1.87 R of Jaising Dattu Borate and 1.87 R of Spectrum Realty) to and in favour of VTB Realities through its Proprietor Tanoj Digambar Borate. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 3342/2021. However the description of the land was wrongly mentioned in the index II of the said Sale Deed, thus the parties executed Correction Deed dt. 15/03/2021 in that regard rectified the said mistake. The said Correction Deed is registered in the office of Sub – Registrar Haveli No. 14 at serial No. 4725/2021. The effect of the said Sale Deed & Correction Deed given to the 7/12 extract of Gat No. 240 & 242 by Mutation Entry No. 7646 and the name of VTB Realities through its Proprietor Tanoj Digambar Borate recorded in respect of its purchased area.

14. It is seen that Mutation Entry No's, 7753, 7838, 8159, 8400, 8652, 8788, 8984, 8803, 8765 reflecting on 7/12 extracts of the Gat No.242 are not related with the transactions of the Promoter.

15. **POSSESSION:** It appears that the erstwhile land owners by above referred Sale Deeds delivered the vacant possession of the land mentioned therein to and in favour of purchaser VTB Realities through its Proprietor Tanoj Digambar Borate and he is in peaceful possession of the land collectively area admeasuring 00 H. 3.74 R i.e. 374 Sq. Mtrs. out of the said Gat No. 242 of village Borhadewadi.

OPINION : In pursuance of the search taken by me and upon due investigation of title and scrutiny of documents carried out by me, I certify that, ownership title of the VTB Realities through its Proprietor Tanoj Digambar Borate has clean, clear and marketable and free from all encumbrances in respect of following lands:

Gat No.	Land area admeasuring
Gat No. 238	00 H. 3.47 R
Gat No. 240	00 H. 11.26 R
Gat No. 240	00 H. 33.80 R
Gat No. 242	00 H. 3.74 R

Place : Pune




Dhanraj B. Chavhan
Advocate

DHANRAJ B. CHAVAN
ADVOCATE

Flat No.2, Bldg. No. J/10,
Sakal Nagar, Aundh, Pune
Mob: 9372750042

Date: 19/07/2024

ENCUMBRANCES

I have come across following encumbrances in respect of the captioned land:

- i. Litigations: NA
- ii. Encumbrances : NA

Place: Pune



Dhanraj B. Chavan

Advocate



CHALLAN
MTR Form Number-6



GRN	MH005340520202425E	BARCODE			Date	17/07/2024-17:11:39	Form ID				
Department			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment			Other Items		PAN No. (If Applicable)						
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Dhanraj B Chavan				
Location			PUNE								
Year			2024-2025 One Time		Flat/Block No.	Sakalnagar					
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			175.00	Road/Street		Baner Road					
				Area/Locality		Pune					
				Town/City/District							
				PIN		4	1	1	0	0	7
				Remarks (If Any)							
				G No 238 Borhadewadi Taluka Havelli Pune Search Year 1995 to 2024 30 Years							
Total			175.00	Amount In	One Hundred Seventy Five Rupees Only						
Payment Details			STATE BANK OF INDIA	Words							
Cheque-DD Details				Bank CIN	Ref. No.	00040572024071737438		IK0CVOLZMB			
Cheque/DD No.				Bank Date	RBI Date	17/07/2024-17:24:12		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. : 9372750042

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

सदर चलान "राहप ऑफ पेमेंट" नाऱ्ये नगुद कारणात्ताळीच लागू आहे. इतर कारणात्ताळी किंवा नोंदणी न करावयाच्या दस्तावेती लागू नाही.



CHALLAN
MTB Form Number-6



Department ID: 965115734

Mobile No. 9623187788

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



CHALLAN
MTR Form Number-6



GRN	MH005387183202425E	BARCODE			Date	18/07/2024-15:30:47	Form ID			
Department: Inspector General Of Registration			Payer Details							
Search Fee			TAX ID / TAN (If Any)							
Type of Payment: Other Items			PAN No.(If Applicable)							
Office Name: HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Channaj B Chavan					
Location: PUNE										
Year	2024-2025 One Time		Flat/Block No.		Sakainagar					
Account Head Details		Amount In Rs.			Premises/Building					
0030072201 SEARCH FEE		175.00	Road/Street		Baner Road					
			Area/Locality		Pune					
					Town/City/District					
			PIN		4	1	1	0	0	7
			Remarks (If Any)		G.No.240 Borhadewadi Taluka: Haveli Dist: Pune Search Year: 1995 to 2024 Total 30 Years					
			Amount In Words		One Hundred Seventy Five Rupees Only					
Total		175.00								
Payment Details: STATE BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	Ref. No.	00040572024071869825	IK0CVPVRU3				
Cheque/DD No.		Bank Date	RBI Date	18/07/2024-15:24:31	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.: 9372750042

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
संदर्भ चलाने 'राष्ट्रीय अधिकारी' ग्राहक नव्युद कारणासाठीच तागु आणे. इतार कारणासाठी किंवा नोंदवणी न कारणासाठा दिलेण्यां तागु नाही.



CHALLAN
MTR Form Number-6



GRN	MH005340716202425E	BARCODE			Date	17/07/2024-17:15:31	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Dhanraj Babasaheb Chavan	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			575.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
₹ 575.00							
				Amount In		Five Hundred Seventy Five Rupees Only	
Total			575.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank City	Ref. No.	00040572024071737564	IK0CVOMEAA
Cheque/DD No				Bank Date	RBI Date	17/07/2024-17:24:16	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 : 23593280

Mobile No. : 9823187788

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदाचार चलान 'टायप ऑफ पेस्ट' गट्टे नग्युट कारात्तातावी तात्त्व आहे. इतर कारात्तातावी किंवा नोंदणी न करावयाच्या दस्तावेती तात्त्व नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002888055202425	17/07/2024-17:19:52	IGR002	575.00
Total Defacement Amount					575.00



CHALLAN
MTR Form Number-6



GRN	MH005343009202425E	BARCODE			Date	17/07/2024-18:02:08	Form ID			
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)							
Location	PUNE		Full Name		Adv Dhanraj B Chavan					
Year	2024-2025 One Time				Flat/Block No.		Sakal Nagar			
Account Head Details		Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE		750.00	Road/Street		Baner Road					
			Area/Locality		Pune					
			Town/City/District							
			PIN		4	1	1	0	0	7
			Remarks (If Any)							
			Gal No 242 Borhadewadi Taluka Havell Dist Pune Search Year 1995 to 2024 Total 30 Years							
Total		750.00	Amount In Words	Seven Hundred Fifty Rupees Only						
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	00040572024071738854	IK0CVONZY5				
Cheque/DD No.			Bank Date	RBI Date	17/07/2024-18:24:02	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.: 9372750042

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

सदर चलान 'राज्य अर्थ बैंक' नाले गव्हर्नर कार्यालयातील राज्य अर्थ बैंक, मुंबई कार्यालयातील निवा लोट्टी नं असावला दिलेली राज्य चलानी.