

**ADV. ANIL T. TAMBE**

(B.Com. LL.B. D.L.L.B. L.W.)

**OFFICE :** Shree Towers, Office No. 03, First Floor, S. No. 156/2, Plot No. 3, Pune  
Solapur Road, Hadapsar, Pune - 411 028

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FORMAT - A

Circular No. 28/2021

To,

Maha RERA

**LEGAL TITLE REPORT**

**Sub :** Title clearance certificate with respect of CTS No. 190/8 (Old S. No. 14A/3A) situated at Revenue Village Ghorpadi, Taluka Pune City, Dist. Pune (Hereinafter referred as the said Property/Plot).

I have investigated the title of the said Property/Plot on the request of M/s. Opulent Developers Registered Partnership Firm, Having its Office and place of business at: Flat No. 5, 2<sup>nd</sup> Floor, Shree Towers CHS Ltd., S. No. 156, Pune- Solapur Road, Hadapsar, Pune - 411028 Through it's one of the Authorized Partner Mr. Atit Admulwar and following documents i.e.

1) **DESCRIPTION OF THE PROPERTY:-**

All the piece and parcel of Land lying and being situated within the limits of Sub Registration District Taluka Pune City, District Pune, and within the limits of Pune Municipal Corporation, of revenue village Ghorpadi, (Koregaon Park), bearing New S.No. 14A/3A (Old S. No. 14A/3/1/1) area 5213 Sq. Mtrs. of Sangamwadi, TPS No. III, Final Plot No. 409 area 5140.52 Sq. Mtrs. now assigned as CTS No. 190/8 area 4164.00 Sq. Mtrs. out of which 2973.42 Sq. Mtrs. (out of which an area admeasuring 1673.42 Sq. Mtrs. building constructed for SRA Project leaving balance open land area admeasuring 1300.00 Sq. Mtrs.) of 'B' Building - Tower Parking + First to Tenth Floors + Recreational Floors + Eleventh to Twenty First Floor comprising of Rehabilitation proposed FSI 3095.28 Sq. Mtrs. + Free Sale Units proposed FSI 5824.97 Sq. Mtrs. + Free sales proposed Ancillary FSI 3443.38 Sq. Mtrs. thus total Free sales units proposed construction 9268.25 Sq. Mtrs. and total proposed FSI 12363.64 Sq. Mtrs. is subject of matter of this Title Report and which is bounded as under :-

On or towards the

East :-	Road and remaining part of Final Plot No. 409 Part
South :-	Final Plot No. 412 and remaining part of final Plot No. 409
West :-	Final Plot No. 102
North :-	Final Plot No. 407 & remaining part of Final Plot No. 409

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2) The documents of allotment of Plot.

3) City Survey Extract of CTS No. 190/8 village Ghorpadi & Mutation Entry  
No's: 1661, 2045, 2176, 3396, 3401, 3745, 3746, 3747, 3748, 3749, 4196, 5322,  
6145, 6146, 6147, 6839,

3) SEARCH REPORT FOR 30 YEARS FROM 1992 TO 2022 TILL DATE.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the Owners (1) Smt. Suman Rajendra alias Vishnu Darawade (2) Mr. Avinash Rajendra alias Vishnu Darawade, (3) Mr. Babasaheb Nivrutti Darawade, (4) Mr. Hemant Nivrutti Darawade, (5) Mr. Dhananjay Arjun Darawade to the said property / plot and Development Rights of M/s. Opulent Developers is clear, marketable and without any encumbrances.

Owners of the land (1) Smt. Suman Rajendra alias Vishnu Darawade (2) Mr. Avinash Rajendra alias Vishnu Darawade, (3) Mr. Babasaheb Nivrutti Darawade, (4) Mr. Hemant Nivrutti Darawade, (5) Mr. Dhananjay Arjun Darawade and Development Rights of Developers M/s. Opulent Developers Partnership Firm through Partner (1) Shri. Atit Shrikant Admulwar, (2) Shri. Kiran Vasant Pawar, (3) Shri. Ajit Suryakant Khaire, (4) Shri. Devidas Dnyanoba Kadam for an area 2973.42 Sq. Mtrs. (out of which an area admeasuring 1673.42 Sq. Mtrs. building constructed for SRA Project leaving balance open land area admeasuring 1300.00 Sq. Mtrs.) of revenue village Ghorpadi, (Koregaon Park), bearing New S.No. 14A/3A (Old S. No. 14A/3/1/1) area 5213 Sq. Mtrs. of Sangamwadi, TPS No. III, Final Plot No. 409 area 5140.52 Sq. Mtrs. now assigned as CTS No. 190/8 area 4164.00 Sq. Mtrs.

The Report reflecting the flow of the title of the M/s. Opulent Developers on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 20/04/2022

  
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**FORMAT 'A'**

**Circular No. 28/2021**

**FLOW OF THE TITLE OF THE SAID LAND.**

I. **HISTORY & FLOW OF TITLE TO OLD S. NO. 14A HISSA NO. 3A NOW ASSIGNED AS CTS NO.190/B (SANGAMWADI TPS - III FINAL PLOT NO. 409) OF VILLAGE GHORPADI, TAL. PUNE CITY, DIST. PUNE:-**

i) After perusal M. E. No. 1661 it reveals that, name of Mr. Ramkrushna Laxman Karale was hollow to the S. No. 14A/3 of village Ghorpadi and therefore as per the application preferred by Mr. Nivrutti Narayan Darawade and as per the order of Hon'ble Tahasildar Pune City and as per the inquiry carried out by Circler Officer Yerwada bearing outward No. 357 dated 24/04/1960 and as per the order of Tahasildar Pune City No. JWS/1028 dated 3/5/1960 the name of the Mr. Ramkrushna Laxman Karale was deleted from the 7/12 extract on or about ;

ii) After perusal of M. E. No. 2045 it reveals that, Government of Maharashtra has implemented Weight & Measurement Act, 1958 and Indian Coinage Act, 1955 and area of the said land is converted into metric system from the Acer into Hector and the said effect has been given to the said land S. No. 1 to 81 and separate Akarbandha and Hissa form Namuna No. 12 is prepared by Special District Inspector Land Record (Dashman) has been converted into metric system by aforesaid mutation which came to be certified on 15/4/1971.

iii) After perusal M. E. No. 2176 it reveals that, Mr. Dashrathrao Bhaurao Gore purchased an area admeasuring 2.30 R. out of S. No. 14A/3/1 from Mr. Nivrutti, Mr. Arjun, Mr. Vishnu and Mr. Babasaheb Nivrutti Darawade on 26/05/1965 and therefore S. No. 14A/3/1 /1 was Open in the name of the Mr. Nivrutti Narayan Darawade and S. No.14A/3/1/3 in the name of Mr. Dashrath Bhaurao Gore.

iv) After perusal M. E. No. 3396 it reveals that, Mr. Madanlal Shrinarayan Ghiya, Dwarakabai Mohanlal Ghiya, Sharadadevi Ramsingh Thakur, Taradevi Jaynarayan Kulwan purchased an area admeasuring 1049 Sq. Mtrs. out of S. No. 14A/3/1/1 from Mr. Nivrutti, Mr. Arjun, Mr. Vishnu and Mr. Babasaheb Nivrutti Darawade on 13/01/1976 and therefore name of Mr. Madanlal Shrinarayan Ghiya and others recorded to 7/12 extract on or about 06/11/1995.

v) After perusal M. E. No. 3401 it reveals that, Sharadadevi Ramsingh Thakur died intestate on 18/05/1987 leaving behind husband Mr. Ramsingh, Sons Rajendra and Ravindra and married daughter Seema Thakur and Geeta Shaikh and name of the legal heirs are recoded to 7/12 extract of S. No. 14A/3/1/1 on or about August 1996.

vi) After perusal M. E. No. 3745 it reveals that, Dhanwanti Mohandas Rajvani purchased area 209.80 Sq. Mtrs. from Mr. Madanlal Shrinarayan Ghiya on or about 14/06/1996. However the said mutation is not relevant to the present search and title report.



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vii) After perusal M. E. No. 3746 it reveals that, Mr. Laxman Asandas Makhiya purchased area 209.80 Sq. Mtrs. from Mr. Ramsingh Ganesh Thakur and others on or about 14/06/1996. However the said mutation is not relevant to the present search and title report.

viii) After perusal M. E. No. 3747 it reveals that, Geeta Devdas Narshinhan purchased area 209.80 Sq. Mtrs. from Smt. Manamma Andol on or about 14/06/1996. However the said mutation is not relevant to the present search and title report.

ix) After perusal M. E. No. 3748 it reveals that, Smt. Sonali Devanand Rajwani purchased area 209.80 Sq. Mtrs. from Mrs. Taradevi Jaynarayan Kulwan on or about 14/06/1996. However the said mutation is not relevant to the present search and title report.

x) After perusal M. E. No. 3749 it reveals that, Mr. Ashok Gangaram Munjwani purchased area 209.80 Sq. Mtrs. from Mrs. Dwarakabai Mohanlal Ghiya on or about 14/06/1996. However the said mutation is not relevant to the present search and title report.

xi) After perusal M. E. No. 4196 it reveals that, Mr. Dattatray Ganpat Waghmode purchased an area admeasuring 2564 Sq. Ft. out of S. No. 14A/3/1/1 from Mr. Arjun Nivrutti Darawade on 5/6/1998 and registered on 15/7/1997 by Doc No. 1247/98 and therefore name of Purchaser was recorded to 7/12 extract, however the said mutation got cancelled by Circle Officer Yerwada.

xii) Thereafter Mr. Nivrutti Narayan Darawade died intestate and name of his legal heirs sons Mr. Arjun Nivrutti Darawade, Mr. Hemant Nivrutti Darawade, Mr. Avinash Vishnu alias Rajendra Darawade, Mr. Babasaheb Nivrutti Darawade, daughter-in-law Smt. Suman Vishnu alias Rajendra Darawade daughter Shubhangi Vilas Raskar, Hemangi Vilas Badhe, Anupama Vitthal Ladkat, Nitin Tukaram Pandhare, Sunanda Sharad Dharmalkar, Manik Vidyadhar Dandge, Nalini Vilas Jadhav, Usha Tukaram Pandhare, Sunita Gore, Kaushalya Anantrao Kudale were recorded. However no mutation is available for my perusal.

xiii) After perusal M. E. No. 6145 it reveals that, Sou. Sunanda Sharad Dharmalkar released her undivided right, title, ownership, possession and succession unto and in favour of Mr. Arjun Nivrutti Darawade and Mr. Babasaheb Nivrutti Darawade and executed and registered the Release Deed on 06/01/2004 by Doc No. 85/2004 and therefore name of Releasers were deleted from the 7/12 extract by aforesaid mutation on or about 29/04/2004.

xiv) After perusal M. E. No. 6146 it reveals that, Anusaya Vitthakrao Ladkat and Kausalya Anantrao Kudale released their undivided right, title, ownership, possession and succession unto and in favour of their brother Mr. Arjun and Mr. Babasaheb Nivrutti Darawade on 17/12/2003 and executed and registered the Release Deed on 17/12/2003 by Doc No. 7029/2003 and therefore name of Releasers were deleted from the 7/12 extract, by aforesaid mutation on or about 29/4/2004.

Narayan - 11/10/2010

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- xv)** After perusal M. E. No. 6147 it reveals that, Sou. Shubhangi Vilas Raskar, and Sou. Hemangi Vilas Badhe released their undivided right, title, ownership, possession and succession unto and in favour of Mr. Hemant Rajendra alias Vishnu Darawade, Mr. Avinash Rajendra alias Vishnu Darawade on 17/12/2003 and executed and registered the Release Deed on 17/12/2003 by Doc No. 7028/2003 and therefore name of Releasers were deleted from the 7/12 extract, by aforesaid mutation on or about 29/4/2004.
- xvi)** After perusal Release Deed dated 18/12/2003, it reveals that, Mr. Nitin Tukaram Pandhare, sou. Manik Vidyyadhar Dandge, Ssou. Nalini Vilas Jadhav, Ku. Usha Tukaram Pandhare, released their undivided right, title, ownership, possession and succession unto and in favour of Mr. Arjun Nirutti Darawade and Mr. Babasaheb Nirutti Darawade and registered the Release Deed on 18/12/2003 by Document at Sr. No. 707/2003.
- xvii)** After perusal M. E. No. 6311 it reveals that, as per the order of Hon'ble Tahasildar Pune City bearing his order No. RTS/7/12/Computer/1936 dated 26/10/2004 the wrongly recorded Pot Hissa of S. No. is corrected and accordingly S. NO. 14A/3/1/1 is re-written and assigned as S. No. 14 A/3A and effect of said order is carried is aforesaid mutation.
- xviii)** AS seen from the 7/12 extract it reveals that, 7/12 extract of S. No. 14A/3A is cancelled and the City Survey Office NO.2, Pune opened property card bearing CTS No. 190/8 area 3807.35 Sq. Mtrs. in the name of Suman Rajendra alias Vishnu Darawade, Babasaheb Vishnu Darawade, Hemant Nirutti Darawade, Avinash Rajendra alias Vishnu Darawade, Vishnu Darawade by M.E. No. 606 on or about 22/10/2020.
- xix)** After perusal of Development Agreement dated 13/1/2004 it reveals that, Mr. Arjun Nirutti Darawade and other family members have granted Development Rights M/s, Darawade Brothers & Associates through partner Mr. Avinash Rajendra Darawade and executed Development Agreement and duly registered at the office of the Sub Registrar Haveli No.11, Pune at Sr. No. 204/2004 coupled with an irrevocable Power of Attorney of the even date and registered at Sr. No. 205/2004.
- xx)** Thereafter the said M/s. Darawade Brothers & Associates through partner Mr. Avinash Rajendra Darawade assigned the Development Rights to M/s. Darode Jog Builders Pvt. Ltd. through Director Sudhir Chandrakant Darode and executed and registered Development Agreement at the office of the Sub Registrar Haveli No. 4, Pune at Sr. No. 7999/2006 coupled with an irrevocable Power of Attorney of the even date and registered at Sr. No. 8000/2006 respectively.
- xxi)** Thus based on the aforesaid Agreement of Development M/s. Darode Jog Builders Pvt. Ltd. have applied to the Competent Authority SRA Pune & Pimpri Chinchwad Area for the sanction of SRA Scheme U/s. 253 /254 of the BPMC act 1949 and U/s. 45 of the MRTP Act 1966 on the subject land S. No. 14A/3/1/1 F.P. No. 409 (part) of Ghorpadi and accordingly Asst. Director Town Planning SRA Pune approved the Building Plan under Commencement Certificate No. Zo.Pu.Pra./84/2010 dated 12/1/2010 and accordingly the

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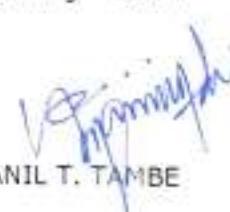
Building 'A' SRA Rehabilitation Units comprising of Ground Floor - parking + Society office + WC and First Floor to Seventh Floor residential units. And accordingly started construction on the said land and completed the same and received Completion Certificate (part) No. Zo.Pu.Pra/Ta-3/Bho.Pra/Ma.Kra.30/174/2021 dated 29/01/2021.

xxii) Thereafter M/s. Darode Jog Builders Pvt. Ltd. and Darawade Brothers & Associates due to diverse reason could not get approve the open sale unit and therefore decided to assign the Development Rights of the said land to intending promoters and developers who can get the Building Plan sanctioned and develop the proposed building and accordingly owners, First Developer and Second Developers executed Development Agreement on 9<sup>th</sup> December 2019 in favour of M/s Opulent Developers and the said Agreement for Development is registered at the office of the Jt. Sub Registrar Haveli No. 3, Pune at sr. No. 15912/2019 coupled with an Irrevocable Power of Attorney of the even date.

xxiii) Thus, M/s. Opulent Developer is holding valid and enforceable development rights on the terms and conditions and the consideration mentioned therein from the original owners Mr. Balasaheb Nivrutti Darawade and others, M/s. Darawade Brothers & Associates and M/s. Darode Jog Builders Pvt. Ltd. (First and Second Confirming Party).

1. Property Card of CTS No. 190/8 of village Ghorpadi (Koregoan Park) as on date of application for registration.
2. Copy of Mutation Entries Nos 1661, 2045, 2176, 3396, 3401, 3745, 3746, 3747, 3748, 3749, 4196, 5322, 6145, 6146, 6147, 6839.
3. Any other relevant title -
  - a) Copy of Revised Commencement Certificate dated 29/3/2022 under No. Zo.Pu.Pra./Ta.3/Master No. 63/375/2022 by Town Planning Slum Rehabilitation Authority (SRA)
4. Litigations if any - No Litigation.

Date : 20/04/2022

  
ADV. ANIL T. TAMBE

