



**Umesh Shantaram Vaste**

**B.com. LL.B., Advocate**

**Enrollment Certificate No. MAH / 72 / 1987.**

**FORMAT - A**  
**(Circular No. 28/2021)**

**To**

**MahaRERA**

Address - HousefinBhavan, Near RBI,  
E Block, BandraKurla Complex, Bandra East,  
Mumbai, Maharashtra - 400051.

**LEGAL TITLE REPORT**

**Subject :** Title Clearance Certificate with respect to the Plot of land bearing **Plot No. A** situated and carved out of **Survey No. 22, Hissa No. 2** admeasuring an area of **11431.54 Sq. mtrs.** situate in the **Village Kharadi**, Registration District and Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

(Hereinafter collectively referred to as the said land).

**(1)** I have investigated the title of the said land on the request of **Goel Ganga India Private Limited** the owner/promoter/developer/ builder and following documents i.e. :-

**I. Description of the land:**

All that piece and parcel of **Plot No. A** situated and carved out of **Survey No. 22, Hissa No. 2** admeasuring an area of **11431.54 Sq. mtrs.** situate in the **Village Kharadi**, Registration District and Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation Pune.

**II.** The documents of allotment of lands - The details are as under:-

**a)** Search Report of Adv. Rakesh Kulathoor dated 13/04/2012 for 30 Years i.e. from 1983 to 2012.



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- b)** Search Report of Adv. Rakesh Kulathoor dated 09/11/2012 for the Year 2012.
- c)** Title and Search Report dated 10/11/2012 of Adv. Nalin N. Bhat for Law Beacons, Advocates & Corporate Legal Consultants.
- d)** Supplementary Title and Search Report dated 30/06/2017 of Adv. Umesh S. Vaste.
- e)** Search Report of Adv. Kailash M. Thorat dated 12/03/2017 for 5 Years i.e. from 2012 to 2017.
- f)** Supplementary Title and Search Report dated 30/06/2017 of Adv. Umesh S. Vaste in respect of Plot A.
- g)** Search Report of Adv. Kailash M. Thorat dated 20/09/2017 for the Year 2017.
- h)** Search Report of Adv. Kailash M. Thorat dated 08/02/2018 for 2 Years i.e. from 2017 and 2018.
- i)** Supplementary Title and Search Report dated 18/09/2018 of Adv. Umesh S. Vaste in respect of Plot A.
- j)** Supplementary Title and Search Report dated 18/05/2019 of Adv. Umesh S. Vaste.
- k)** Search Report of Adv. Kailash M. Thorat dated 17/06/2019 for 2 Years i.e. from 2018 and 2019.
- l)** Supplementary Title and Search Report dated 27/06/2019 of Adv. Umesh S. Vaste in respect of Plot A.
- m)** Supplementary Title Report dated 01/11/2019 of Adv. Umesh S. Vaste.
- n)** Search Report of Adv. Kailash M. Thorat dated 07/07/2020 for 2 Years i.e. from 2019 and 2020.



Umesh S. Vaste  
Advocate, Pune  
30/04/2024

- o) Search Report of Adv. Nitin M. Kudale dated 28/04/2021 for the Year 2021 (from 01/01/2021 to 27/04/2021)
- p) Supplementary Title and Search Report dated 30/04/2021 of Adv. Umesh S. Vaste.
- q) Supplementary Title Report dated 13/08/2021 of Adv. Umesh S. Vaste in respect of Plot A.
- r) Search Report of Adv. Nitin M. Kudale dated 02/08/2023 for the Year 2021 (from 01/01/2021 to 01/08/2023)

**III.** 7/12 Extract of Survey No. 22/2 dated 30/12/2021 of an area of 04 Hectare 10 Are i.e. 41000 Sq. Meter issued by Talathi Kharadi, Pune showing relevant Mutation Entries therein.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of Goel Ganga India Private Limited, the owner/promoter/developer/builder is clean, clear and marketable subject to encumbrance/s as mentioned in the Encumbrance Certificate dated 02/08/2023.

**Name of Owner of the land –**

**Goel Ganga India Private Limited**

Having registered address at 3<sup>rd</sup> Floor, San Mahu Complex, 05, Bund Garden Road, Pune – 411001.

**Encl : Annexure**



**Umesh S. Vaste  
Advocate**

*Umesh S. Vaste  
Advocate  
30/04/2024*

**Date : 30<sup>th</sup> April, 2024**



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

<b>Sr. No.</b>	<b>Particulars</b>
<b>1</b>	7/12 Extract of Village Kharadi Land, Pune.
<b>2</b>	Mutation Entry/s – as shown in the Supplementary Title and Index – II Search Reports & Other Title Reports of Adv. Umesh S. Vaste.
<b>3</b>	<p>(a) Search Report of Adv. Rakesh Kulathoor dated 13/04/2012 for 30 Years i.e. from 1983 to 2012 (b) Search Report of Adv. Rakesh Kulathoor dated 09/11/2012 for the Year 2012 (c) Title and Search Report dated 10/11/2012 of Adv. Nalin N. Bhat for Law Beacons, Advocates &amp; Corporate Legal Consultants (d) Supplementary Title and Search Report dated 30/06/2017 of Adv. Umesh S. Vaste (e) Search Report of Adv. Kailash M. Thorat dated 12/03/2017 for 5 Years i.e. from 2012 to 2017 (f) Supplementary Title and Search Report dated 30/06/2017 of Adv. Umesh S. Vaste in respect of <b>Plot A</b> (g) Search Report of Adv. Kailash M. Thorat dated 20/09/2017 for the Year 2017 (h) Search Report of Adv. Kailash M. Thorat dated 08/02/2018 for 2 Years i.e. from 2017 and 2018 (i) Supplementary Title and Search Report dated 18/09/2018 of Adv. Umesh S. Vaste in respect of <b>Plot A</b> (j) Supplementary Title and Search Report dated 18/05/2019 of Adv. Umesh S. Vaste (k) Search Report of Adv. Kailash M. Thorat dated 17/06/2019 for 2 Years i.e. from 2018 and 2019 (l) Supplementary Title and Search Report dated 27/06/2019 of Adv. Umesh S. Vaste in respect of <b>Plot A</b> (m) Supplementary Title Report dated 01/11/2019 of Adv. Umesh S. Vaste (n) Search Report of Adv. Kailash M. Thorat dated 07/07/2020 for 2 Years i.e. from 2019 and 2020 (o) Search Report of Adv. Nitin M. Kudale dated 28/04/2021 for the Year 2021 (from 01/01/2021 to 27/04/2021) (p) Supplementary Title and Search Report dated 30/04/2021 of Adv. Umesh S. Vaste and (q) Supplementary Title Report dated 13/08/2021 of Adv. Umesh S. Vaste in respect of <b>Plot A</b>. (r) Search Report of Adv. Nitin M. Kudale dated 02/08/2023 for the Year 2021 (from 01/01/2021 to 01/08/2023)</p>



<b>4</b>	Any other relevant Title – Not Applicable.
<b>5</b>	<p><b>Litigations</b> – Details are as under</p> <ul style="list-style-type: none"> <li>i. Regular Civil Suit No. 674/2017, CJJD, Pune.</li> <li>ii. Regular Civil Suit No. 1191/2017, CJJD, PMC, Pune.</li> <li>iii. Special Civil Suit No. 794/2021, CJSD, Pune.</li> </ul>

Hence this Particulars.

**Date : 30<sup>th</sup> April 2024**



~~Umesh S. Vaste  
Advocate~~  
 30/04/2024

**Umesh S. Vaste**  
**Advocate**

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