

ADV. ANIL T. TAMBE

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

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FORMAT - A

Circular No. 28/2021

To,

Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of revenue village Punawale, Tal. Mulshi, District Pune (Hereinafter referred as the said Properties).

I have investigated the title of the said Properties on the request of Mr. Gopal Shivraj Varma designated Partner of Basil Avante LLP and following documents i.e.

DESCRIPTION OF THE PROPERTY:-

SCHEDULE-I

- 1) All those piece and parcel of land or ground falling in Residential Zone an area admeasuring 01 H 00 R (as per 7/12 extract 00 H 96.92 R) out of an area admeasuring 01 H 81 R of Survey No. 13 Hissa No. 1/1, situated at revenue Village Punawale Tal. Mulshi, Dist - Pune and within the Registration Sub-District Sub Registrar Haveli No. 1 to 27 and within the extended limits of the Municipal Corporation of Pimpri Chinchwad and which land is bounded as under
On or towards the
East : Nala
South : S. No. 14
West : Part of S. No. 13 Hissa No. 1/1
North : S. No 13 Hissa No. 1/2
- 2) All those piece and parcel of land or ground falling in Residential Zone an area admeasuring 01 H 92 R (as per 7/12 extract 01 H 82.17 R) out of an area admeasuring 01 H 92 R of Survey No. 13 Hissa No. 1/2, situated at revenue Village Punawale Tal. Mulshi, Dist - Pune and within the Registration Sub-District Sub Registrar Haveli No. 1 to 27 and within the extended limits of the Municipal Corporation of Pimpri Chinchwad and which land is bounded as under
On or towards the
East : Nala
South : S. No. 13 Hissa No. 1/1
West : 30 Mtrs wide Road
North : S. No 13 Hissa No. 2
- 3) All those piece and parcel of land or ground falling in Residential Zone an area admeasuring 03 H 80 R of Survey No. 13 Hissa No. 2, situated at revenue Village Punawale Tal. Mulshi, Dist - Pune and within the Registration Sub-



District Sub Registrar Havell No. 1 to 27 and within the extended limits of the Municipal Corporation of Pimpri Chinchwad and which land is bounded as under

On or towards the

East : Nala

South : S. No. 13 Hissa No. 1/2

West : 30 Mtrs wide Road

North : S. No. 12

Schedule II

Description of the Plot No. 'A' under Development

All those piece and parcel of amalgamated sanctioned layout of the properties described in Schedule-I '1', '2', & '3' comprising of Plot No. 'A' area 25818.15 Sq. Mtrs. (excluding 9673.31 Sq. Mtrs. FSI consumed/ to be consumed for the Building/ Wing No. 'A' and 'B' Eco-Polltan Phase - I and Phase-II Project) and bounded as under:-

East : Nala & Pune-Mumbai National Highway

South : Adjoining S. No. 14 (Part)

West : 18 Mtrs. D.P. Road

North : S. No. 12 (Sal Millennium Project)

2) The documents of allotment of properties.

(A) Revenue Record

| I S. NO. 13 Hissa No. 1/1 | |
|-----------------------------------|---|
| 1 | Copy of 7/12 Extract of S. No. 13/1 from 1953/54 to 1964/65 |
| 2 | Copy of 7/12 Extract of S. No. 13/1/1 from 1972/73 to 1978/79 |
| 3 | Copy of 7/12 extract of S. No. 13/1/1 from 1978/79 to 1991/92 |
| 4 | Copy of 7/12 Extract of S. No. 13/1/1 from 1992/93 to 1999/2000 |
| 5 | Copy of 7/12 Extract of S. No. 13/1/1 from 2001/02 to 2008/09 |
| 6 | Copy of 7/12 Extract of S. No. 13/1/1 from 2010/11 to 2013/14 |
| 7 | Copy of 7/12 Extract of S. No. 13/1/1 from 2016/17 to 2018/19 |
| 8 | Copy of 7/12 Extract of S. No. 13/1/1 from 2019/20 |
| 9 | Mutation Entry No's. 143, 720, 749, 931, 1566, 1890, 2232, 2372, 2933, 3064, 4990, 5058, 5789 |
| II S. No. 13 Hissa No. 1/2 | |
| 1 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 1965/66 to 1978/79 |
| 2 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 1979/80 to 1991/92 |
| 3 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 1991/92 to 1998/99 |
| 4 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 2001/2002 to 2008/09 |
| 5 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 2010/11 to |



| | |
|----------------------------------|--|
| | 2013/14 |
| 6 | Copy of 7/12 Extract of S. No. 13 Hissa No. 1/2 from 2019/20 |
| 7 | Mutation Entry No's : 403, 733, 749, 750, 899, 895, 931, 1976, 1977, 1981, 4855, 4991, 5770. |
| III S. No. 13 Hissa No. 2 | |
| 1 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 1953/54 to 1964/65 |
| 2 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 1964/65 to 1977/78 |
| 3 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 1978/79 to 1990/1991 |
| 4 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 1992/93 to 1998/99 |
| 5 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 2001-02 to 2009-10 |
| 6 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 2010-11 to 2013-14 |
| 7 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 2014-15 |
| 8 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 2016-17 to 2018-19 |
| 9 | Copy of 7/12 Extract of S. No. 13 Hissa No. 2 from 2019-20 |
| 10 | Mutation Entry No's. 97, 391, 488, 545, 590, 579, 637, 720, 754, 855, 935, 1020, 1028, 1978, 1979, 1566, 1980, 1981, 2074, 4856, 5675, 5676, 5770. |

(B) Title Documents

| | |
|---|--|
| 1 | Photo Copy of Sale Deed which was executed on 10/12/1971 and registered on 10/12/1971 before Sub Registrar Maval at Serial No. 1214/1971 by Mr. Maruti Jaywant Shinde and others (Vendors) in favour of Mr. Larson Bootamal (Purchaser) in respect of S. No. 13/1 (part) area 1 H. 91 R. |
| 2 | Photo Copy of Sale Deed which was executed on 10/12/1971 and registered on 10/12/1971 before Sub Registrar Maval at Serial No. 1215/1971 by Mr. Maruti Jaywant Shinde and others (Vendors) in favour of Mr. Ambot Thomas Thomas (Purchaser) in respect of S. No. 13/1 (part) area 1 H. 92 R. |
| 3 | Photo Copy of Sale Deed which was executed on 29/06/1972 and registered on 29/06/1972 before Sub Registrar Maval at Serial No. 665/1972 by Mr. Balkrushna Keshav Kulkarni (Pundle) and others (Vendors) in favour of Mr. Shiv Prasad Sood (Purchaser) in respect of S. No. 13/2. |
| 4 | Photo Copy of Sale Deed which was executed on 01/01/1973 and |



| | |
|----|--|
| | registered on 01/01/1973 before Sub Registrar Maval at Serial No. 2/1973 by Mr. Ambot Thomas Thomas (Vendor) in favour of Mr. Shiv Prasad Sood (Purchaser) in respect of S. No. 13/1 (part) area 1 h. 92 R. |
| 5 | Photo Copy of Sale Deed which was executed on 11/01/1997 and registered on 11/01/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 2391/97 New Doc Sr. No. 1742/1998 by Mr. Lalanson Bootamal (Vendor) in favour of P. A. Inamdar (Purchaser) in respect of S. No. 13/1/1 area 1 H. 91 R. |
| 6 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3221/97 New Doc Sr. No. 2385/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Tanveer. |
| 7 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3219/97 New Doc Sr. No. 2383/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Mr. Parvez P. Inamdar (Purchaser) in respect of S. No. 13/1/2 area 00 H. 92 R. |
| 8 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3217/97 New Doc Sr. No. 2381/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Smt. Abeda P. Inamdar (Purchaser) in respect of S. No. 13/2 area 00 H. 97 R. |
| 9 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3218/97 New Doc Sr. No. 2382/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Mr. Parvez P. Inamdar (Purchaser) in respect of S. No. 13/2 area 00 H. 97 R. |
| 10 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3220/97 New Doc Sr. No. 2384/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Mr. Parvez P. Inamdar (Purchaser) in respect of S. No. 13/2 area 00 H. 98 R. |
| 11 | Photo Copy of Sale Deed which was executed on 23/06/1997 and registered on 23/06/1997 before Sub Registrar Mulshi (Paud) at Serial No. Old 3222/97 New Doc Sr. No. 2386/1998 by Mr. Shiv Prasad Sood (Vendor) in favour of Mr. Iftekar P. Inamdar (Purchaser) in respect of S. No. 13/2 area 00 H. 97 R. |
| 12 | Photo Copy of Deed of Correction (To the Sale Deed dated 23/6/1997, for the Sale Deed Sr. No. 3218/97 New Sr No. 2382/98) which was executed on 14/12/1999 and registered on 14/12/1999 before Sub Registrar Mulshi (Paud) at Serial No. 4698/1999 by Mr. Shiv Prasad Sood through POA P.A. Inamdar (Vendor) in favour of P.A. Inamdar (Purchaser) in respect of S. No. 13/2 area 00 H. 88 R. |
| 13 | Photo Copy of Development Agreement which was executed on |



| | |
|----|---|
| | 08/4/2023 and registered on 08/4/2023 before Jt. Sub Registrar Haveli No. 23, Pune at Serial No. 9440/2023 by P.A. Inamdar, Mr. Parvez P. Inamdar, Abeda P. Inamdar, Tanveer P. Inamdar, Iftekar P. Inamdar (Vendors) in favour of Basil Avante LLP through Parnter Mr. Gopal Shivraj Varma (Developers) in respect of S. No. 13/1/1 area 01 H. 00 R., S. No. 13/1/2, area 01 H. 92 R. (As per 7/12 extract 1 H. 82.17 R.) S.No.13/2 area 3 H. 80 R. out of which sanctioned layout Plot No. A area 25818.15 Sq. Mtrs. (excluding FSI of Building/Wing No. A & B Eco-Politan Phase-I and PHase-II area 9573.31 Sq. Mtrs.) |
| 14 | Photo Copy of Special Power of Attorney which was executed on 08/4/2023 and registered on 08/4/2023 before Jt. Sub Registrar Haveli No. 23, Pune at Serial No. 9441/2023 by P.A. Inamdar, Mr. Parvez P. Inamdar, Abeda P. Inamdar, Tanveer P. Inamdar, Iftekar P. Inamdar (Executant) in favour of Basil Avante LLP through Parnter Mr. Gopal Shivraj Varma (Power of Attorney Holder) in respect of S. No. 13/1/1 area 01 H. 00 R., S. No. 13/1/2, area 01 H. 92 R. (As per 7/12 extract 1 H. 82.17 R.) S.No.13/2 area 3 H. 80 R. out of which sanctioned layout Plot No. A area 25818.15 Sq. Mtrs. (excluding FSI of Building/Wing No. A & B Eco-Politan Phase-I and PHase-II area 9573.31 Sq. Mtrs.) |

(C) Documents relating to Permissions and Sanctions :-

1. Revised Commencement Certificate and Sanctioned Building Plans by Jt. City Engineer Building Permission Department PCMC property bearing No. Punawale/53/2019
2. Revised Commencement Certificate and Building Plans under No. BP/Punawale/01 /2023 dated 10/01/2023 by the Deputy City Engineer Pimpri Chinchwad Municipal Corporation.
3. NA Order by Office of the Collector Pune (Revenue Branch) No. PMA/NA/SR/531/2013 dated 5/3/2014 in respect of S. No. 13/1/2, 13/2
4. NA Order by Office of the Tahasildar Mulshi bearing No. Outward/Land/SR/38/17 dated 20/11/2017 in respect of S. No. 13/1/1,
5. Public Notice published in daily newspaper Prabhat dated 25/07/2022
6. Public Notice published in daily newspaper Indian Express dated 25/07/2022
7. Public Notice published in daily newspaper Prabhat dated 25/10/2022
8. No Objection dated 21/04/2023 (to the Public Notice dated 25/10/2022 published in daily newspaper Prabhat.



7/ 12 extract of (i) S. No. 13/1/1, (ii) S. No. 13/1/2, (iii) S. No. 13/2 as on date of application for registration & Mutation Entries bearing Nos. 143, 720, 749, 931, 1566, 1890, 2232, 2372, 2933, 3064, 4990, 5058, 5789, 403, 733, 749, 750, 899, 895, 931, 1976, 1977, 1981, 4855, 4991, 5770, 97, 391, 488, 545, 590, 579, 637, 720, 754, 855, 935, 1020, 1028, 1978, 1979, 1566, 1980, 1981, 2074, 4856, 5675, 5676.

- 4) Search Report for 30 Years from 1993 to 2023 till date.

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 P. A. Inamdar, Parvez P. Inamdar, Tanveer P. Inamdar, Abeda P. Inamdar and Iftekar P. Inamdar is clean, clear, marketable and without any encumbrances.

Owners of the landed Properties owned by following land and also granted development rights -

| Sr. No./ Hissa No. | total Area H = R. | Area under development H = R. | Owners | Developers |
|--------------------------|-------------------------|--|--|---------------------|
| 13/1/1 | total 01 H 81 R | 01 = 00 R. (As per 7/12 extract 00 H. 96.92 R.) | P.A. Inamdar | BASIL AVANTE LLP |
| 13/1/2 | 01 = 92 R. | 01 = 92 R. (as per 7/12 extract 01 H 82.17 R) | Tanveer P. Inamdar and Parvez P. Inamdar | BASIL AVANTE LLP |
| 13/2 | 03 = 80 | 03 = 80 | Abeda P. Inamdar, Tanveer P. Inamdar, Iftekar P. Inamdar, Parvez P. Inamdar | BASIL AVANTE LLP |

The Report reflecting the flow of the title of the P. A. Inamdar, Parvez P. Inamdar, Tanveer P. Inamdar, Abeda P. Inamdar and Iftekar P. Inamdar on the said land is / are enclosed herewith as annexure.

Encl : Annexure.

Date : 21/04/2023

ADV. ANIL T. TAMBE



ADV. ANIL T. TAMBE

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

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FORMAT 'A'

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LANDS.

**I. Flow of Title History of S. No. 13/1 Now sub divided as S. No. 13/1/1,
and S. No. 13/1/2.**

- i. As seen from the revenue record it reveals that, S. No. 13/1 area admeasuring 09 Acre 20 Guntha was originally owned and possessed by Bala Maruti Shinde.
- ii. As seen from M.E. No. 143 it reveals that, Mr. Bala Maruti Shinde died intestate on 28/12/1926 leaving behind their legal heir son Jayawant Bala Shinde and their name is recorded to the 7/12 extract by M. E. No. 143 which came to be certified on 20/06/1927.
- iii. As seen from M.E. No. 370 it reveals that, Krushna Narayan Dhawale has been recorded as protected Tenant U/s Section 3A of Bombay Tenancy Act & accordingly name of Krushna Narayan Dhawale was recorded in other right column to the 7/12 extract by M. E. No. 370 which came to be certified on 13/06/1950;
- iv. As seen from M.E. No. 538 it reveals that, Mr. Krushna Narayan Dhawale was not cultivating the said land from 1953 & therefore name of tenant was deleted from the other right column to the 7/12 extract by M. E. No. 538 which came to be certified on or about 1962;
- v. As seen from M.E. No. 720 it reveals that, the Government of Maharashtra has implemented Weights and Measurement Act 1950 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acre into Hecter and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land Record (Dashman) and said effect has been given to the S. No. 1 to 54 and therefore S. No. 13/1 an area 09 Acer 20 Gunthe has been converted into 03 H 84 R by M. E. No. 720 which came to be certified on or about 1969.
- vi. As seen from M.E. No. 733 it reveals that, Jayawant Bala Shinde died intestate leaving behind their legal heirs Mr. Maruti Jaywant Shinde, Vijay Maruti Shinde, Rajendra Maruti Shinde, Tukaram Jaywant Shinde, Dharmendra Tukaram Shinde, Madhukar Tukaram Shinde, Babatai Jaywant Shinde, Kamal



Jaywant Shinde and name of Maruti Jaywant Shinde has been recorded to the 7/12 extract as a manager of Hindu Undivided Family (HUF) by M. E. No. 733.

vii.

As seen from M.E. No. 749 it reveals that, that the Mr. Maruti Jaywant Shinde and others sold area admeasuring 01 H 92 R out of S. No. 13/1 in favour of Mr. Larson Butamal on 10/12/1971 by way of Sale Deed and the said Sale Deed which was executed and registered at the office of Sub Registrar Maval at Sr. No. 1214/1971. Thus by virtue of Sale Deed name of Mr. Larson Butamal has been recorded to the 7/12 extract of S. No. 13/1/1 area 01 H 92 R and name of Mr. Maruti Jaywant Shinde and others recorded to the 7/12 extract of S. No. 13/1/2 area admeasuring 01 H 92 R by M. E. No. 749 which came to be certified on 17/12/1972.

viii.

As seen from M.E. No. 750 it reveals that, that the Mr. Maruti Jaywant Shinde and others sold S. No. 13/1/2 area admeasuring 01 H 92 R in favour of Mr. Ambott Thomas Thomas on 10/12/1971 by way of Sale Deed and the said Sale Deed which was executed and registered at the office of Sub Registrar Maval at Sr. No. 1215/1971. Thus by virtue of Sale Deed name of Mr. Ambott Thomas Thomas has been recorded to the 7/12 extract by M. E. No. 750 which came to be certified on 17/12/1972.

ix.

As seen from M.E. No. 899 it reveals that, Mr. Ambott Thomas Thomas sold an area admeasuring 01 H 92 R of S. No. 13/1/2 in favour of Mr. Shivprasad Sood by way of Sale Deed and the said Sale Deed which was executed and registered on 01/01/1973 at the office of Sub Registrar Maval at Sr. No. 02/1973. Thus by virtue of Sale Deed name of Mr. Shivprasad Sood has been recorded to the 7/12 extract by M. E. No. 899 and 895 which came to be certified on 24/11/1978.

x.

As seen from M.E. No. 935 it reveals that, the Soil Conservation Officer, Pune recorded charge of Rs. 1105.40 Paise in the other right column of S. No. 13/1 and 13/2 and said mutation came to be certified on 21/3/1979. However as per the order of Hon'ble Tahasildar Mulshi (Paud) in case no Ha.No./SR/155/624/20-22 dated 23/09/2022 ordered to delete the Bunding Charge from S. No. 13/1/1 and S. No. 13/1/2.

xi.

As seen from M.E. No. 1890 it reveals that, Mr. Larson Butamal sold an area admeasuring 01 H 00 R out of S. No. 13/1/1 total area admeasuring 01 H 81 R in favour of Mr. P. A. Inamdar by way of registered Sale Deed and the said Sale Deed is executed and registered at the office of Sub Registrar Mulshi at old Sr. No. 2391/1997 on 12/05/1997 and its registration was completed at the office of Sub Registrar Mulshi at new Sr. No. 1742/1998. Thus by virtue of



Sale Deed name of Mr. P. A. Inamdar has been recorded to the 7/12 extract by M. E. No. 1890 which came to be certified on or about 1998.

xii.

As seen from M.E. No. 1976 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 96 R out of S. No. 13/1/2 In favour of Mr. Tanveer P. Inamdar by way of Sale Deed and the said Sale Deed is executed on 23/06/1997 at old Sr. No. 3221/1997 and its registration was completed on 12/06/1998 at the office of Sub Registrar Mulshi at new Sr. No. 2385/1998. Thus by virtue of aforesaid Sale Deed name of Mr. Tanveer P. Inamdar has been recorded to the 7/12 extract by M. E. No. 1976 which came to be certified on 16/09/1999.

xiii.

As seen from M.E. No. 1977 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 96 R out of S. No. 13/1/2 in favour of Mr. Parvez P. Inamdar by way of Sale Deed and the said Sale Deed is executed on 23/06/1997 at old Sr. No. 3219/1997 and its registration was completed on 12/06/1998 at the office of Sub Registrar Mulshi at new Sr. No. 2383/1998. Thus by virtue of Sale Deed name of Mr. Tanveer P. Inamdar has been recorded to the 7/12 extract by M. E. No. 1977 which came to be certified on 16/09/1999.

xiv.

As seen from M. E. No. 4855 it reveals that, as per the Government Notification bearing No. Ra.Bhu.A./Pra.Kra. 180/L-1, dated 07/05/2016 along with Oder passed by Hon'ble Tahsildar Mulshi, Dist. Pune dated 10/02/2017 the correction to the Computerized 7/12 has been rectified under E-Mutation Edit Module and to reconcile hand written 7/12 extract with Computerized 7/12 extract and to match the record correctly by aforesaid mutation and accordingly S. No. 13/1/1 , 13/1/2 , and S. No. 13/2 the corrections in the spellings in the name are recorded for the respective Khata Number and also the local name of the agricultural land are deleted by aforesaid mutation which came to certified on 10/02/2017;

xv.

As seen from M.E. No. 4990 it reveals that, Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation have taken possession of the Amenity Plot area 308 Sq. Mtrs. out of s.No. 13/1/1 and accordingly the Transfer Deed has been executed on 15/1/2016 at the office of the Jt. Sub Registrar Haveli No. 5, Pune at sr. No. 10606/2016 by Mr. P.A. Inamdar (Owner/ Transferor) in favour of Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation (Transferee) and accordingly the name of the Transferee Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation is recorded to the S. No. 13/1/1 for an area admeasuring 00 H. 03.08 R. by aforesaid mutation which came to be certified by Circle Officer Thergaon on 16/08/2017



xvi. As seen from M.E. No. 4991 it reveals that, Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation have taken possession of the Amenity Plot area 983.30 Sq. Mtrs. out of S. No. 13/1/2 and accordingly the Transfer Deed has been executed on 15/1/2016 at the office of the Jt. Sub Registrar Haveli No. 5, Pune at sr. No. 10607/2016 by Mr. Tanveer Peerpasha Husseni Inamdar, Mr. Iftekar Peerpasha Husseni Inamdar, Peerpasha Abdul Razzak Inamdar, Abeda Peerpasha Husseni Inamdar through POA Mr. P.A. Inamdar (Owner/ Transferor) in favour of Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation (Transferee) and accordingly the name of the Transferee Deputy Director Town Planning Pimpri Chinchwad Municipal Corporation is recorded to the S. No. 13/1/2 for an area admeasuring 00 H. 09.8330 R. by aforesaid mutation which came to be certified by Circle Officer Thergaon on 16/08/2017 .

xvii. As seen from M.E. No. 5058 it reveals that, as per the Non Agricultural Permission granted by Tahasildar Office Mulshi (Paud) as per N.A. Order No. Land/SR/3817 dated 23/11/2017 in respect of S. No. 13/1/1 area 3162.25 Sq. Mtrs. and the effect of the said order is carried out in the other right column of the S. No. 13/1/1 by aforesaid mutation which came to be certified by Circle Officer Thergaon on 27/12/2017.

xviii. As seen from M.E. No. 5770 it reveals that, as per the Order passed U/s. 155 of the MLRC 1966 by Tahasildar Office Mulshi (Paud) as per correction of record of right No. Hano/SR/155/531/2021 dated 31/12/2021 in respect of recording of correct name as Tanveer P. Inamdar instead of Tajveer P. Inamdar to the land S. No. 13/1/2 and s. No. 13/2 and the effect of the said order is carried out to the S. No. 13/1/2 and S.No. 13/2 by correcting the name by aforesaid mutation which came to be certified by Circle Officer Thergaon on 02/06/2022.

xix. As seen from M.E. No. 5789 it reveals that, Maharashtra State Electricity Distribution Company Ltd. , Sangvi Sub Division Pune through Additional Executive Engineer Mr. Dattatray Ramchandra Balgude (Lessee) and Abeda P. Inamdar , Iftekar P. Inamdar, Tanveer P. Inamdar, Parvez P. Inamdar, P.a. Inamdar (Lessor) executed Lease Deed of an area admeasuring 20 Sq. Mtrs out of land S. No. 13/1/1, 13/1/2 and 13/2 for 99 years and the Lease Deed has been executed on 05/7/2022 at the office of the Jt. Sub Registrar Haveli No. 17, Pune at sr. No. 11270/2022 . However the same mutation came to be cancelled for non mentioning the lease period on 12/11/2022.

Thus (a) P. A. Inamdar is Owner and occupier of an area admeasuring 00 H 96.92 R out of S. No. 13/1/1 (b) Parvez P. Inamdar is Owner and occupier of an area admeasuring 00 H 91.08 R out of S. No. 13/1/2, and Mr. Tanveer P.



Inamdar is Owner and occupier of an area admeasuring 00 H 91.09 R out of S. No. 13/1/2,

II. Flow of Title History of S. No. 13/2

- i. As seen from the revenue record it reveals that, S. No. 13/2 an area admeasuring 09 Acre 24 Guntha was originally owned and possessed by Mr. Keshav Ramchandra Kulkarni.
- ii. As seen from M.E. No. 371 it reveals that, the Mr. Krushna Narayan Dhawale has been recorded as protected Tenant U/s Section 3-A of Bombay Tenancy and Agricultural Land Act 1948 & accordingly name of Mr. Krushna Narayan Dhawale was recorded in other right column to the 7/12 extract by M. E. No. 371 which came to be certified on 13/06/1950;
- iii. As seen from M.E. No. 391 it reveals that, that the Mr. Ramchandra Ganpat Shinde has been recorded as ordinary Tenant U/s Section 2A of Bombay Tenancy Act & accordingly name of Mr. Ramchandra Ganpat Shinde was recorded in other right column to the 7/12 extract by M. E. No. 391 which came to be certified on 07/07/1951;
- iv. As seen from M.E. No. 488 it reveals that, Keshav Ramchandra Kulkarni died intestate on 29/03/1955 leaving behind their legal heirs son Balkrushna Keshav Kulkarni, Shankar Balkrushna Kulkarni, Vasant Balkrushna Kulkarni, Yashwant Balkrushna Kulkarni, Suman Dhondiram Deshpande, Sudha Sureshrao Kulkarni and name of Balkrushna Keshav Kulkarni was recorded to the 7/12 extract as a manager of Hindu Undivided Family (HUF) and said effect has been recorded to the 7/12 by M. E. No. 488 which came to be certified on or about 1955.
- v. As seen from M.E. No. 645 it reveals that, as per order of Mamledar Saheb dated 12/05/1959 that Mr. Ramchandra Ganpat Shinde surrendered their interest in the said land in favour of landlord i.e. Mr. Balkrushna Keshav Kulkarni as per Sec. 15 of Bombay Tenancy and Agricultural Land Act, 1948 and accordingly name of tenant Mr. Ramchandra Ganpat Shinde has been deleted from the other right column to the 7/12 extract by M. E. No. 645 which came to be certified on 24/03/1960.
- vi. As seen from M.E. No. 579 it reveals that, Mr. Krushna Narayan Dhawale was not cultivating the said land since 1953 & therefore name of tenant Mr. Krushna Narayan Dhawale has been deleted from the other right column to the 7/12 extract by M. E. No. 579 which came to be certified on or about 1962;
- vii. As seen from M.E. No. 590 it reveals that, the Agricultural Land Tribunal and Mamltidar Mulshi issued an order as per Section 32 of BTAL Act, 1948 and



stated that tenant surrendered their interest in the said land in favour of Landlord accordingly name of tenant i.e. Ramchandra Ganpat Shinde has been deleted from the other right column to the 7/12 extract and said effect has been recorded to the 7/12 extract by M. E. No. 590 which came to be certified on 13/08/1962

- viii. As seen from M.E. No. 637 it reveals that, as per order of Hon'ble Mamlatdar Saheb, Tal. Mulshi bearing No. RTS/WS/1203/62 dated 12/10/1962 and Appeal at the office of Sub Divisional Officer bearing No. 25/59 dated 29/05/1962 and application dated 31/03/1958 that, name of Balkrushna Keshav Kulkarni has been re-recorded as per Partition Deed and said effect has been recorded to the 7/12 extract of S. No. 13/2 By M. E. No. 637 which came to be certified on or about 1962.
- ix. As seen from M.E. No. 720 it reveals that, the Government of Maharashtra has implemented Weights and Measurement Act 1950 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acre into Hecter and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land Record (Dashman) and said effect has been given to the S. No. 1 to 54 and therefore S. No. 13/2 an area 09 Acer 24 Gunthe has been converted into 03 H 89 R by M. E. No. 720 which came to be certified on or about 1969.
- x. As seen from M.E. No. 754 it reveals that, the Mr. Balkrushna Keshav Kulkarni (Pundale), and 5 others. Thereafter Mr. Balkrushna Keshav Kulkarni (Pundale) and 5 others sold S. No. 13/2 area admeasuring 03 H 89 R in favour of Mr. Shivprasad Sood on 29/06/1972 by way of Sale Deed and the said Sale Deed was executed and registered at the office of Sub Registrar Maval at Sr. No. 665/1972 .Thus by virtue of Sale Deed name of Mr. Shivprasad Sood has been recorded to the 7/12 extract by M. E. No. 754 which came to be certified on 20/10/1972.
- xi. And Whereas, Mr. Larson Butamal obtained loan of Rs. 3000/- on 28/08/1976 from Hinjewadi Vikas Karyakari Sahakari Society and charge of the said society has been recorded to the 7/12 extract of S. No. 13/2 by M. E. No. 855 which came to be certified on or about 1976. However the said charge is not yet removed from the 7/12 extract.
- xii. As seen from M.E. No. 1978 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 97 R of S. No. 13/2 out of entire area admeasuring 03 H 80 R in favour of Abeda P. Inamdar by way of Sale Deed and the said Sale Deed which was executed and registered on 23/06/1997 at the office of Sub Registrar Mulshi at old Sr. No. 3217/1997 and its registration was completed



on 12/06/1998 at the office of Sub Registrar Mulashi at new Sr. No. 2381/1998. Thus by virtue of Sale Deed name of Abeda P. Inamdar has been recorded to the 7/12 extract by M. E. No. 1978 which came to be certified on 16/09/1999.

xiii.

As seen from M.E. No. 1979 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 98 R of S. No. 13/2 out of entire area admeasuring 03 H 80 R in favour of Tanveer P. Inamdar by way of Sale Deed and the said Sale Deed which was executed and registered on 23/06/1997 at the office of Sub Registrar Mulshi at old Sr. No. 3220/1997 and its registration was completed on 12/06/1998 at the office of Sub Registrar Mulshi at new Sr. No. 2384/1998. Thus by virtue of Sale Deed name of Mr. Tanveer P. Inamdar has been recorded to the 7/12 extract by M. E. No. 1979 which came to be certified on 16/09/1999.

xiv.

As seen from M.E. No. 1980 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 97 R of S. No. 13/2 out of entire area admeasuring 03 H 80 R in favour of Iftekar P. Inamdar by way of Sale Deed and the said Sale Deed which was executed and registered on 23/06/1997 at the office of Sub Registrar Mulshi at old Sr. No. 3222/1997 and its registration was completed on 12/06/1998 at the office of Sub Registrar Mulshi at new Sr. No. 2386/1998. Thus by virtue of Sale Deed name of Iftekar P. Inamdar has been recorded to the 7/12 extract by M. E. No. 1980 which came to be certified on 16/09/1999.

xv.

As seen from M.E. No. 1981 it reveals that, Mr. Shivprasad Sood sold an area admeasuring 00 H 97 R of S. No. 13/2 out of entire area admeasuring 03 H 80 R in favour of Parvez P. Inamdar by way of Sale Deed and the said Sale Deed which was executed and registered on 23/06/1997 at the office of Sub Registrar Mulshi at old Sr. No. 3218/1997 and its registration was completed on 12/06/1998 at the office of Sub Registrar Mulshi at new Sr. No. 2382/1998. In the said Sale Deed area was wrongly typed and scribed as 00 H 97 R instead of 00 H 88 R in the Sale Deed and accordingly Correction Deed was executed and registered on 14/12/1999 at the office of Sub Registrar Paud (Mulshi) at SR. No. 4698/1999. Thus by virtue of Sale Deed name of Mr. Parvez P. Inamdar has been recorded to the 7/12 extract for 00 H 88 R by M. E. No. 1981. However which mutation came to be cancelled on 16/09/1999.

xvi.

As seen from M.E. No. 2074 it reveals that, Parvez P. Inamdar purchased an area admeasuring 00 H 88 R of S. No. 13/2 out of entire area admeasuring 03 H 80 R by way of Sale Deed dated 23/06/1997 from Mr. Shivprasad Sood, in that Sale Deed area mentioned was 00 H 97 R instead of area admeasuring 00



H 88 R of S. No. 13/2, therefore Correction Deed to the Sale Deed was executed and registered on 14/12/1999 at the office of Sub Registrar Mulshi (Paud) at Sr. No. 4698/1999. Thus by virtue of Correction Deed name of Parvez P. Inamdar has been recorded to the 7/12 extract to extent of 00 H 88 R by M. E. No. 2074 which came to be certified on 24/05/2000.

xvii. As seen from M.E. No. 5675 it reveals that, the name of guardian mother Abeda P. Inamdar to minor Iftekar P. Inamdar has been deleted from S. No. 13/2 as per the application dated 11/01/2022 and the proof of age by aforesaid mutation which came to be certified on 09/02/2022.

xx. As seen from M.E. No. 5770 it reveals that, as per the Order passed U/s. 155 of the MLRC 1966 by Tahasildar Office Mulshi (Paud) as per correction of record of right No. Hano/SR/155/531/2021 dated 31/12/2021 in respect of recording of correct name as Tanveer P. Inamdar instead of Tajveer P. Inamdar to the land S. No. 13/1/2 and s. No. 13/2 and the effect of the said order is carried out to the S. No. 13/1/2 and S.No. 13/2 by correcting the name by aforesaid mutation which came to be certified by Circle Officer Thergaon on 02/06/2022.

xviii. As seen from M.E. No. 5789 it reveals that, Maharashtra State Electricity Distribution Company Ltd. , Sangvi Sub Division Pune through Additional Executive Engineer Mr. Dattatray Ramchandra Balgude (Lessee) and Abeda P. Inamdar , Iftekar P. Inamdar, Tanveer P. Inamdar, Parvez P. Inamdar, P.a. Inamdar (Lessor) executed Lease Deed of an area admeasuring 20 Sq. Mtrs out of land S. No. 13/1/1, 13/1/2 and 13/2 for 99 years and the Lease Deed has been executed on 05/7/2022 at the office of the Jt. Sub Registrar Haveli No. 17, Pune at sr. No. 11270/2022 , However the same mutation came to be cancelled for non mentioning the lease period on 12/11/2022.

xix. Thus (a) Parvez P. Inamdar is owner, occupier and possessor of area admeasuring 00 H 88 R of S. No. 13/2, (b) Tanveer P. Inamdar the owners, occupiers and possessors of area admeasuring 00 H 98 R of S. No. 13/2, (c) Abeda P. Inamdar is the owners, occupiers and possessors of area admeasuring 00 H 97 R of S. No. 13/2 and (d) Iftekhar P. Inamdar is the owner, occupier and possessor of area admeasuring 00 H 97 R of S. No. 13/2.



xx. The land owners (i) P. A. Inamdar, (ii) Parvez P. Inamdar, (iii) Tanveer P. Inamdar, (iv) Abeda P. Inamdar and (v) Iftekar P. Inamdar have granted Development Rights in respect of S. No. 13/1/1 area 01 H. 00 R., S. No.

13/1/2, area 01 H. 92 R. (As per 7/12 extract 1 H. 82.17 R.) S.No.13/2 area 3 H. 80 R. out of which sanctioned layout Plot No. A area 25818.15 Sq. Mtrs. (excluding FSI of Building/Wing No. A & B Eco-Politan Phase-I and PHase-II area 9573.31 Sq. Mtrs.) in respect of all those piece and parcel of amalgamated sanctioned layout of the properties S. No. 13/1/1, 13/1/2 and 13/2 comprising of Plot No. 'A' area 25818.15 Sq. Mtrs. (excluding 9673.31 Sq. Mtrs. FSI consumed/ to be consumed for the Building/ Wing No. 'A' and 'B' Eco-Politan Phase - I and Phase-II Project) in favour of Basil Avante LLP through its designated partner Mr. Gopal Shivram Varma by virtue of Joint Venture Development Agreement which is executed on 08/4/2023 and registered on 08/4/2023 before Jt. Sub Registrar Haveli No. 23, Pune at Serial No. 9440/2023 and also granted Specific Power of Attorney in furtherance of the said Joint Venture Development Agreement

xxi.

Thus BASIL AVANTE LLP (Promoter) is holding valid and enforceable development rights in respect of the Schedule Properties..

III. THAT IN THE AFORESAID MANNER THE SAID OWNERS AND BECAME ABSOLUTE OWNER OF THE SAID LAND.

| Sr. No./ Hissa No. | total Area H = R. | Area under development H = R. | Owners | Developers |
|--------------------------|-------------------------|--|--|---------------------|
| 13/1/1 | total 01 H 81 R | 01 = 00 R. (As per 7/12 extract 00 H. 96.92 R.) | P.A. Inamdar | BASIL AVANTE LLP |
| 13/1/2 | 01 = 92 R. | 01 = 92 R. (as per 7/12 extract 01 H 82.17 R) | Tanveer P. Inamdar and Parvez P. Inamdar | BASIL AVANTE LLP |
| 13/2 | 03 = 80 | 03 = 80 | Abeda P. Inamdar, Tanveer P. Inamdar, Iftekar P. Inamdar, Parvez P. Inamdar | BASIL AVANTE LLP |

- 1) 7/ 12 extract of - (i) S. No. 13/1/1, (ii) S. No. 13/1/2, (iii) S. No. 13/2 as on date of application for registration.
- 2) Copy of Mutation Entries bearing Nos. 143, 720, 749, 931, 1566, 1890, 2232, 2372, 2933, 3064, 4990, 5058, 5789, 403, 733, 749, 750, 899, 895, 931, 1976, 1977, 1981, 4855, 4991, 5770, 97, 391, 488, 545, 590, 579, 637, 720, 754, 855, 935, 1020, 1028, 1978, 1979, 1566, 1980, 1981, 2074, 4856, 5675, 5676
- 3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar office at Haveli, Pune.
- 4) Any other relevant title -
(i) Revised Commencement Certificate and Building Plans under No.



BP/Punawale/01/2023 dated 10/01/2023 by the Deputy City Engineer Pimpri Chinchwad Municipal Corporation consisting of Wing No. A to K as under,

| Sr. No. | Wing No. | Floors |
|---------|----------|---|
| 1 | A | Basement+ Ground + 1 st to 14 th Floor |
| 2 | B | Basement+ Ground + 1 st to 14 th Floor |
| 3 | C | Basement+ Ground + 1 st to 6 th Floor |
| 4 | D | Basement+ Ground + 1 st to 19 th Floor |
| 5 | E | Basement+ Ground + 1 st to 19 th Floor |
| 6 | F | Basement+ Ground + 1 st to 19 th Floor |
| 7 | G | Basement+ Ground + 1 st to 19 th Floor |
| 8 | H | Basement+ Ground + 1 st to 8 th Floor |
| 9 | I | Basement+ Ground + 1 st to 3 rd Floor |
| 10 | J | Basement+ Ground + 1 st to 3 rd Floor |
| 11 | K | Basement -3+ Basement -2 + Basement -1 + Ground Floor + 1 st Floor |

5) Litigations if any - No Litigation.

Date : 21/04/2023

ADV. ANIL T. TAMBE

