

PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Blk), Pune-412307, Cell No. 7720054587

To,

Maha RERA,

Maharashtra

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect of land admeasuring area about 45900 sq. mtrs of Gat No. 167 area admeasuring 02 Hectar 21 Ares and Gat No. 168 area admeasuring 02 Hectors 38 Ares, situated at village: Moshi (Borhadewadi), Taluka-Haveli, District: Pune. (Hereinafter referred to as "Said Properties")

Sir,

On instruction given by my client M/s. Mantra Properties, I have investigated the title of the said properties as mentioned above for 30 years after perusal of following documents which are as under:-

Documents perused:-

- a. Registered Development Agreement Dated 10.02.2006 registered in the office of Sub Registrar, Haveli No. 14 at serial no. 1249/2006.
- b. Power of Attorney Dated 10.02.2006 registered in the office of Sub Registrar, Haveli No. 14 at serial no. 1250/2006.
- c. Registered Development Agreement Dated 05.02.2007 registered in the office of Sub Registrar, Haveli No. 11 at serial no. 999/2007.



PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Bk), Pune-412307, Cell No. 7720054587

- d. Power of Attorney Dated 05.02.2007 registered in the office of Sub Registrar, Haveli No. 11 at serial no. 1001/2007.
- e. Registered Sale Deed Dated 31.08.2020 registered in the office of Sub Registrar Haveli No. 5 at serial no. 8842/2010.
- f. Partition Deed Dated 30.06.1997 registered in the office of Sub Registrar Haveli No. 8 at serial no. 3839/1997.
- g. Mortgage deed registered at office of Sub Registrar Haveli no. 16 at serial no. 10632/2014.

On perusal of previous Title and Search Report Dated 15.10.2014 and Additional Search Report Dated 29.04.2016 & 30.05.2017, I am of the opinion that the title M/s. Mantra Properties is having clean, marketable and without any encumbrances.

The report reflecting the flow of the title of the M/s. Mantra Properties on the said land is enclosed herewith as annexure "A".

The details of encumbrances are enclosed herewith annexure "B".

Encl: Annexures.

Date: 20.04.2021



(Signature)
Advocate

Parimal T. Deshmukh

PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Bk), Pune-412307, Cell No. 7720054587

Annexure "A"

Date: 20.04.2021

A. Description of Property:-

- i. Gat No. 167 (Old Gat No. 1287/1, Old Survey No. 100/3 to 5, Moshi) area admeasuring 02 Hectors 21 Ares assessed at Rs. 15 Ps. 60,
- ii. Gat No. 168 (Old Gat No. 1287/2, Old Survey No. 100/3 to 5 Moshi) area admeasuring 02 Hectors 38 Ares assessed at Rs. 13 Ps. 62;

Situated at village: Moshi (Borhadewadi), Taluka: Haveli, District: Pune within limits of Pimpri Chinchwad Municipal Corporation (PCMC) and within local jurisdiction of Sub Registrar Haveli-Pune.

B. Title Flow of the Property:-

- i. The said land/s was originally belonging to Mr. Sopana Tukaram Borate as his ancestral and HUF Property. On his death on 23.12.1962 his son Mr. Bhiku Sopana Borate as Manager of HUF was entered into 7/12 extract of the said properties vide mutation entry no. 4192 dated 14.02.1963.
- ii. The said land/s where then having Survey No. 100 Hissa No. 3, 4 and 5 of Village: Moshi.
- iii. Survey No. 100 Hissa No. 3, 4 and 5 was converted into new Gat No. 1287/1 and Gat No. 1287/2 as per provisions of Consolidation Act. The new revenue village Borhadewadi was formed by dividing lands of village: Moshi and the said lands have given the present Gat Numbers as stated herein above.
- iv. The name of Agricultural tenant Shri Nivrutti Rama Shevkar came to be deleted from 7/12 extract of the said lands vide mutation entry no. 4300 dated 01.05.1965 and the name of non-occupant holder Shri Ganpat Kundalik Borate came to be deleted vide ME No. 3780 Dated 16.01.1957.
- v. It is further found that some disputes arose between Mr. Bhiku Sopana Borate and his three sons namely:- Shri. Dashrath, Shri Ramchandra and Shri Gulab who claimed partition by meets and bound their ancestral and HUF Properties including the present properties by filing Regular Civil Suit No. 944/1997 in the Court of Hon'ble Civil Judge Senior Division, Pune. However, subsequently a compromise was reached on 04.08.1997 and parties filed compromise purhsis stating that Shri. Bhiku Sopana



PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Blk), Pune-412307, Cell No. 7720054587

Borate (Defendant) and Shri. Dashrath (Plaintiff No. 1), Shri. Ramchandra (Plaintiff No. 2) and Shri. Gulab (Plaintiff no. 3) each having 1/4th Undivided share and interest in both the subject land (and other suit properties). The Hon'ble court then passed necessary orders recording the compromise and ordered drawing of a compromise decree vide order dated 04.08.1997. Consequently, the parties have executed deed of partition dated 30.06.1997 which is registered vide serial no. 3899/1997 in the office of Sub Registrar Haveli No. 8-Pune. The revenue effect for the compromise decree and deed of partition has been given vide Mutation entry no. 1249 dated 03.01.1998 by recording the exact area of each of the four present holders to each of the Gat number.

- vi. It is further seen that Shri. Bhiku Dashrath, Shri. Ramchandra and Shri. Gulab and members of their respective HUF have executed a Development Agreement Dated 10.02.2006 in favor of Shri. Azambhai Fakirbhai Pansare and also have conferred General Power of Attorney with him. The said Development Agreement is duly registered at serial no. 1249/2006 and the General Power of Attorney is duly registered at Serial no. 1250/2006 at Haveli No. 14.
- vii. The TILR Pune has issued Demarcation Certificate Dated 18.02.2006 for both the Gat Numbers.
- viii. It is also seen that some areas out of the present Gat Numbers are reserved for parking, for shopping center, market for dispensary/maternity home for primary school and for EWS vide zoning certificate no. 1125/2005 dated 05.09.2005 and serial no. 1893/2007 dated 20.01.2007 both issued by PCMC.
- ix. Subsequently Shri. Azambhai Fakirbhai Pansare for himself and as the constituted Attorney of the Land owners Shri. Borate has transferred and assigned his development rights ascertain from land owners, in favour of M/s. Mantra Properties by Agreement dated 05.02.2007 registered vide serial no. 999/2007 duly registered in the office of Sub Registrar Haveli No. 11. They also have conferred General Power of Attorney which is duly registered at serial no. 1001/2007 at Sub Registrar Haveli No. 11.
- x. Thereafter M/s. Mantra Properties through its partner Shri. Vishal Nandlal Gupta has purchased the said lands from Shri. Borate Family (Land-Owners) and Shri. Azambhai Fakirbhai Pansare (Consenting party) by a registered sale deed dated 31.08.2010 which is registered at the office of Sub Registrar Haveli no. 5 vide serial no. 8842/2010.



PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Bk), Pune-412307, Cell No. 7720054587

C. Index-II Search:-

Due Dillgence and Title Investigation Report on 16.03.2020 for captioned properties for the year 2018 to 2020 by paying requisite Government Fee vide receipt no. MH013018765201920E in continuance Search and Title Report Dated 15.10.2014 issued by Adv. Mugdha Sudhir Lanke, Additional Search Report Dated 30.05.2017.

Further in Search Report, Found following which area narrated as under:-

- Found various unit agreements and cancellation deeds in favor of flat purchasers. Other than this Mortgage Deed, Further Charge in favor of Flat purchasers, no documents evidencing any subsisting mortgage, charge, encumbrance found recorded from the available registers.



Advocate

Parimal T Deshmukh



PARIMAL DESHMUKH, ADVOCATE B.COM (Hons), LLB

Office at: "Swarajya Kranti" Plot No. B 45, Greenwood Society, S. No. 128/4, Manjri-Keshavnagar Road, Nr. Kumar Bio-plant, Manjri (Bk), Pune-412307, Cell No. 7720054587

ANNEXURE "B"

Date: 20.04.2021

Details of Encumbrances:-

- i. Mortgage Deed executed by M/s. Mantra Properties regarding subjected land has been mortgaged with the State Bank of India Commercial Branch, Tilak Road-Pune for project loan vide Mortgage Deed which is duly registered in the office of Sub Registrar Haveli No. 16 vide serial on 10632/2014.
- ii. A Charge of excavation was recorded by Hon'ble Tahsildhar-Haveli, Pune by its order dated 01.04.2014 on the captioned property for which M/s. Mantra Properties preferred appeal before Sub Divisional Officer, Haveli-Pune under section 247 of Maharashtra Land Revenue Code and the same is allowed and order of Hon'ble Tahsildhar-Haveli, Pune dated 01.04.2014 was set aside by virtue of order dated 13.03.2020.

Hence the above are the encumbrance's details on the said properties.


Advocate



Parimal T Deshmukh