

KIRAN KOTHADIYA

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Advocate

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FORMAT-A

(Circular No.28/2021)

To**MahaRERA****LEGAL TITLE REPORT**

Subject:- Title Clearance Certificate pertaining to Property Survey No. 111/11/1 (part) admeasuring 12667.00 sq.mtrs out of total area admeasuring "Hectare 1.50.35 Are", situate at village Baner of City of Pune, Taluka Haveli, District Pune, (hereinafter referred as "the said Property")

I have investigated the title of the said property on the request of Merlin Bhingarwala Developers LLP, a Developer and following documents i.e.:-

1) Description of the Property:-

All those pieces of land aggregating to "Hectare 1.26.67 Are" (12,667.00 sq.mt.) *including a strip for common internal access road 6.00 meter wide admeasuring 815.75 sq.mt.*, out of Survey No.111/ 11/1 (part) out of total area admeasuring "Hectare 1.50.35 Are", situate at village Baner of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli and the Municipal Corporation of the City of Pune, consisting of :

Area sq.mt.	Tentative Plots No.	Owned by
3998.00	1+11	M/s.Eternity Spaces (Owner No.1)
1199.00	7+8+18	
1886.00	12+13+14+16	
301.00	17	
472.00	10	
7856.00	Total	Eternity Spaces JV, an AOP (Owner No.2)
392.00	15	
1077.00	19	
1016.00	20	
1016.00	21	
940.00	22	Jaiprakash Pravinchand alias Pravinchandra Shroff (Owner No.3)
4441.00	Total	
370.00	6	
12667.00	Aggregate Area	

which is *collectively* bounded by as follows:

On towards east	On or towards south	On or towards west	On or towards north
Survey no 112	Remaining portion out of survey no	National Highway no	Plot Nos. 2 to 5 and 9 out of



111/11/1 part	4	Survey No.111/11/1 part and remaining portion out of Survey No.111/11/1 part
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(hereinafter referred to as the said "Property")

2) The documents of allotment of Property:

Sr	Particulars
1	VF 7/7A/12 extracts of Survey No.111/11 from 1930 upto 1949 and Survey No.111/11/1 from 1966 upto 2022
2	Relevant Mutation entries in VF 6, relating to said Land during period from 1930 to 2022
3	Phalanibara of Survey No.111 and sub division thereto
4	Sale Deed executed by (i) Dnyanoba Sonu @ Sonba Mhetre alias Saykar (for himself and as <i>karta</i> and natural guardian of his minor sons; Rajaram, Vijay and Madhav), (ii) Sakhubai Sonba Dedage, (iii) Sagunabai Vithoba Gandhile (iv) Narmadabai Binnu Gore, and (v) Rangubai Sonba Mhetre, (vi) Baburao Maruti Mhetre alias Saykar, (vii) Janaku Baburao Mhetre alias Saykar, (viii) Hiranman Baburao Mhetre alias Saykar, (ix) Bhagwan alias Bhagwanta Baburao Mhetre alias Saykar, (x) Pandurang Bhagwant Mhetre alias Saykar, (xi) Eknath Bhagwant Mhetre alias Saykar, (xii) Hanumant Baburao Mhetre alias Saykar (xiii) Ramdas Hanumant Mhetre alias Saykar dated 09.08.1985 registered with the Sub-Registrar, at serial No.8242, pertaining to a portion admeasuring "Hectare 0.37 Are" out of Survey No.111/11 to Mrs. Kamal Ramesh Nevse
5	Regular Civil Suit No.798/1991 filed by Krushna Hiranman Mhetre alias Saykar, Surekha Krushna Saykar, Vikram Krushna Saykar filed against Baburao Maruti Mhetre alias Saykar, Dnyanoba Sona Mhetre alias Saykar and their family members for partition in the Court of Civil Judge, Senior Division, Pune.
6	The decree dated 13,12,1993 passed in the said Regular Civil Suit No.798/1991 passed by the Civil judge Senior Division on the basis of the consent terms at Exh.74 filed by the parties therein, whereby a portion admeasuring "Hectare 2.30 Are" out of Survey No.111/11/1 (in all available: "Hectare 4.60 Are" after excluding a portion sold to Mrs.Kamal Ramesh Nevse and a portion acquired for National Highway) came to the share of Dnyanoba Sonba Mhetre alias Saykar.
7	Decision dated 29.01.1999 under section 8(1) of the Urban Land (Ceiling and Regulation) Act 1976 given by the Collector and Competent Authority No.II, Pune Urban



	Agglomeration, Pune in case No.1675/8A, holding that the provisions of the said Act are not applicable <i>inter alia</i> to the land bearing Survey No.111/11/1 (part).
8	Sale deed dated 17.07.2015, registered with the Sub-Registrar, Haveli No.10 at serial No.7715/2015 executed by Dnyanoba Sonba Saykar, Rajendra Dnyanoba Saykar, Vijay Dnyanoba Saykar, Mahadu <i>alias</i> Mahadev Dnyanoba Saykar, Archana Sanjay Bhujbal, M/s Gautam Pashankar and Associates by its partners Gautam Vishwanand Pashankar, Anil Gulabrao Pawar, Milind Baban Parkhe, Sunil S. Jadhav sold a portion lying on south admeasuring "Hectare 0.7965 Are" (85735.26 sq.ft) out of Survey No.111/11/1 (part) to M/s.Creative Spaces represented by its partners Jayprakash Pravinchandra Shroff and Anuj Maneklal Bhandari.
9	Sale Deeds enumerated in Annexure-1 hereto executed by Dnyanoba Sonu@Sonba Mhetre, Rangubai Dnyanoba Mhetre, Sakhubai Sonaba Dedage, Sagunabai Vithoba Gandhile and Narmadabai Binnu Gore, with the consent of Hiranman Baburao Mhetre <i>alias</i> Saykar, Bhagwant Baburao Mhetre <i>alias</i> Saykar, Ramdas Hanumant Mhetre <i>alias</i> Saykar, Ranjana Hanumant Mhetre <i>alias</i> Saykar, Shakuntala Hanumant Mhetre <i>alias</i> Saykar and Chhaya Sunil Raskar in favour of various purchasers of the concerned portions/plots.
10	Sale Deeds enumerated in Annexure-2 hereto, executed by respective plot owners in favour of (i) M/s.Eternity Spaces, (ii) Eternity Spaces JV-AOP, (iii) Jayprakash Pravinchandra Shroff separately.
11	Zone Certificate Javak No. DPO dated 23.03.2022 issued by the Assistance Engineer, PMC, Pune
12	Demarcation Certificate issued by Deputy Superintendent of Land Records, Haveli <i>vide</i> Mojini Register No.2512/2020 measured on 19.08.2020.
13	Development Agreement and Power Of Attorney both dated 04.08.2022, registered in the Office of Sub Registrar Haveli No.1 at the Sr.No.15695/2022 and 15696/2022 on same day, executed by the Owners in favour of Developer of the said Land.
14	RTS Appeal No.141/2022 filed by Eternity Spaces JV for deletion of the name of said Chandrakant Sunderrao Solanke appearing in 'other rights column' of the VF 7/7A/12 pertaining to Survey No.111/11/1 (part) before the Sub-Divisional Officer, Pune
15	Order dated 14/12/2022 passed by the Sub- Divisional Officer, Pune in RTS Appeal No. 141/2022,

- 3) 7/12 extract issued by Talathi Baner, Taluka Haveli, District Pune dated 26/05/2022 and Mutation Entry No. 504, 720, 1932, 3903, 6472, 23663, 21084, 13251, 23984



4) Search Report:

- (i) Search Report of 30 years from 1991 to 2022 (part)
- (ii) Search Report of 01 (one) year from 2022 (part) to 17.04.2023

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 property of the Owner (i) M/s Eternity spaces (ii) Eternity Spaces JV (iii) Jaiprakash Pravinchand alias Pravinchandra Shroff, granted the development rights pertaining to the said property to Merlin Bhingarwala Developers LLP; the said Developer herein, is clear and marketable

Owners of the said Property

All those pieces of land aggregating to "Hectare 1.26.67 Are" (12,667.00 sq.mt.) including a strip for common internal access road 6.00 meter wide admeasuring 815.75 sq.mt., out of Survey No.111/ 11/1 (part) out of total area admeasuring "Hectare 1.50.35 Are", situate at village Baner of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli and the Municipal Corporation of the City of Pune, consisting of :

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12667.00	Aggregate Area	

collectively admeasuring 12667.00 sq.mtrs situate at Village Baner of Taluka Haveli, District Pune

3. The report dated 12.09.2022 and supplement dated 14.09.2023 reflecting the flow of the title of the Owner on the said property is enclosed herewith as annexure

Encl: Annexure



 Kiran Kothadiya
 Advocate

Date: October 04,2023

FORMAT-1
(Circular no.28/2021)

- 1) 7/12 extract:- 1930 to 2023 dated
- 2) Mutation Entry:- 504, 720, 1932, 3903, 6472, 23663, 21084, 13251, 23984
- 3) Search Report for 30 years from 1991 to 2001 in the office of Sub- Registrar Haveli no. 1 to 28 by the record of Index II maintained in the register in at the Sub Registrar offices and records maintained by Department of Registration and Stamps in the site of IGR Maharashtra Website.

4) litigation if any

No Litigation is pending pertaining to the said property.

Date:- 04.10.2023



Kiran Kothadiya
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Advocate