

UMESH R. SATHE
B.A.LL. B
Advocate



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M. No. 9834930249

C/o. Flat No. 36,
R.H. No. 90
Aniket Park Housing Society,
Shahunagar, Chinchwad,
Pune - 411019

FORMAT-A
(Circular No.28/2021)

To,

Hon'ble MahaRERA Authority
At: - 6th & 7th Floor, Housefin Bhavan,
Plot No: - C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Land admeasuring about H 00 = 40 R i.e. 4,000 Sq. Meter (property 1A below) and H 00 = 58 R i.e. 5,800 Sq. Meter, out of land bearing Survey no. 28, Hissa no. 7, of village Punawale, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of said plots of land at the instance & instructions of "GD SQUARE SPACES", a Registered Partnership Firm, having its registered office at Ujwal Serene, Office No 401, Sr.no.273/1/1, Baner Road, Pune - 411045, Through its partners MR. VIDESH KANTILAL DESADLA, 2) MR. MRIGENDRA SURYAKANT GOWARDHAN AND 3) MR. SATISH MALANBAI ANDHARE, , from the year 1993 to 2022 i.e. for the last 30 years in the office of Sub Registrar Haveli no. 1 to 27 in respect of the property mentioned below vide E-Challan No. MH012030970202223P dated 12/12/2022 & Mulshi 1 & 2 vide E -Challan No. MH012219420202223P dated 15/12/2022.

1) DESCRIPTION OF PROPERTY

A - All that piece and parcel of Land admeasuring about H 00 = 40 R i.e. 4,000 Sq. Meter, assessed at Rs. 00 = 68 Paise, out of total land admeasuring about H 00 = 97 R + 1 R uncultivable (potkharaba), totally assessed at Rs. 1 = 66 Paise, bearing Survey no. 28, Hissa no. 7, lying, being and situated at village Punawale, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrar Haveli Dist. And which is bounded as follows: -

On or Towards East: -	Road
On or Towards West: -	Remaining property of Survey No. 28(1/5) 7
On or Towards South: -	Remaining property of Survey No. 27 owned by Tukaram Eknath Kenjale
On or Towards North: -	Remaining property of Survey No. 28 owned by Malhari Sakharan Gaikwad



B - All that piece and parcel of Land admeasuring about H 00 = 58 R i.e. 5,800 Sq. Meter, assessed at Rs. 00 = 98 Paise, out of total land admeasuring about H 00 = 97 R + 1 R uncultivable (potkharaba), totally assessed at Rs. 1 = 66 Paise, bearing Survey no. 28, Hissa no. 7, lying, being and situated at village Punawale, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrar Haveli Dist. And which is bounded as follows: -

On or Towards East: - Road & property of Udaysingh Chagansingh Kudale.

On or Towards West: - Property owned by Malhari Sakham Gaikwad.

On or Towards South: - Remaining property of Survey No 27 owned by

Tukaram Eknath Kenjale & Udaysingh Chagansingh Kudale.

On or Towards North: - Property owned by Malhari Sakham Gaikwad.

2) DOCUMENTS OF ALLOTMENT OF PLOT: -

1. Copies of 7/12 extracts and Mutation Entries thereon from the year 1993 to 2022.
 2. Copy of order of Tahsildar, Mulshi, vide his order No. 89/87 dated 23/2/1987.
 3. Copy of Sale Deed dated 19/04/1994 duly registered under Serial No. 1030/1994 with sub-Registrar Mulshi Pune.
 4. Copy of Sale Deed dated 18/07/2011 duly registered under Serial No. 6556/2011 with Sub - Registrar Haveli No. 1 Pune.
 5. Copy of Sale Deed dated 16/09/2018 duly registered under Serial No.16719/2018 with Sub-Registrar Haveli No. 21 Pune.
 6. **Copy of Sale Deed dated 30/06/2022 duly registered under Serial No 12153/2022 with Sub-Registrar Haveli No 26 Pune in favour of "GD Square Spaces" a registered partnership firm in respect of property described in para 1A above i.e. 40 R land out of S. no. 28/7 of village Punawale.**
 7. Copy of Development Agreement dated 02/03/2005 duly registered under Serial No. 1425/2005 with Sub -Registrar Haveli No. 18 Pune.
 8. Copy of Power of Attorney in favour of Lahu Keshavrao Nawale which is registered in the office of with Sub - Registrar Haveli No. 18 Pune vide document no. 1426 /2005.
 9. **Copy of Sale Deed dated 17/07/2008 duly registered under Serial No.7512/2008 with Sub - Registrar Haveli No. 17 Pune in favour of Lahu Keshavrao Nawale.**
 10. **Copy of Development Agreement dated 24/11/2022 duly registered under Serial No. 20725/2022 with Sub - Registrar Haveli No. 25 Pune in favour of "GD Square Spaces" a registered partnership firm in respect of property described in para 1B above i.e. 58 R land out of S. no. 28/7 of village Punawale.**
 11. **Copy of Power of Attorney dated 24/11/2022 duly registered under Serial No. 20726/2022 with Sub - Registrar Haveli No. 25 Pune, in favour of "GD Square Spaces" a registered partnership firm in respect of property described in para 1B above i.e. 58 R land out of S. no. 28/7 of village Punawale.**
 12. The 7/12 extracts issued by Talathi / from Online Portal and the Mutation Entries bearing Nos. 649, 1202, 1451, 2157, 2470, 2471, 1627, 3937, 5212, 5788, 3148.
- 3) **7/12 Extract dated 09.08.2023 of Survey no. 28, Hissa no. 7, of village Punawale, Tal. Mulshi, Dist. Pune. Mutation Entries no. 5788 & 3148.**
- 4) **Search report dated 12.08.2023 in respect of said properties for 30 years from year 1993 until 2022 issued by Adv. Umesh Sathe.**



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 title of "GD SQUARE SPACES" a registered partnership firm, represented by partners Mr. Videsh Kantilal Desadla, Mr. Mrigendra Suryakant Gowardhan and Mr. Satish Malanbai Andhare, as the land owners, in respect of property described in para 1A above and further the title of Mr. Lahu Keshavrao Nawale as land owner and that of "GD SQUARE SPACES" a registered partnership firm, as the developer, in respect of property described in para 1B above is clean, clear, marketable and without any encumbrances.

Owners of the land –

(1) "GD SQUARE SPACES" a registered partnership firm, through partners Mr. Videsh Kantilal Desadla, Mr. Mrigendra Suryakant Gowardhan and Mr. Satish Malanbai Andhare - Survey No. 28/7. (land = 40 R i.e. 4000 Sq. Meter)

(2) Mr. Lahu Keshavrao Nawale - Survey No. 28/7. (land = 58 R i.e. 5800 Sq. Meter).

Qualifying comments / remarks if any - Though total area of both the properties (A) and (B) together as per 7/ 12 extract is 00 H = 98 R. i.e. 9800 Sq. mtrs. However as instructed by client, after demarcation of both properties together vide Mo. Reg. No. 4568/2022, total area of both the properties together, as per Measurement sheet is only 00 H = 95 R. i.e. 9,500 Sq. mtrs. and as per site is 00 H = 95.48 R i.e. 9,548 Sq. mtrs.

3/- The report reflecting the flow of the title of the "GD SQUARE SPACES" a registered partnership firm as owner and developer of property described in para 1A above and as developer of property described in para 1B above is enclosed herewith as annexure.

Encl: Annexure.

Date: 21.08.2023


Advocate



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C/o. Flat No. 36, R. H. no. 90
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Pune - 411019

FORMAT - A
(Circular No.: - 28/2021 Date: - 8/3/2021)

FLOW OF THE TITLE OF THE SAID LAND

DESCRIPTION OF PROPERTY

A - All that piece and parcel of Land admeasuring about H 00 = 40 R, i.e 4,000 Sq. Mtrs. assessed at Rs. 00 = 68 Paise, Out of total land admeasuring about H 00 = 97 R + 1 uncultivable (Potkharaba), totally assessed at Rs. 1 = 66 Paise, bearing Survey No. 28, Hissa no.7, lying, being and situated at Village Punawale, Tal Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrar Haveli Dist. And which is bounded as follows: -

On or Towards East: - Road

On or Towards West: - Remaining property of Survey No. 28 (1/5)7

On or Towards South: - Remaining property of Survey No. 27 owned by Tukaram Eknath Kenjale

On or Towards North: - Remaining property of Survey No. 28 owned by Malhari Sakharam Gaikwad

B - All that piece and parcel of Land admeasuring about H 00 = 58 R, i. e. 5800 Sq. Mtrs. assessed at Rs. 00 = 98 Paise, out of total land admeasuring about H 00 = 97 R + 1 R uncultivable (potkharaba) , totally assessed at Rs. 1 = 66 Paise, bearing Survey no. 28 Hissa No.7, lying, being and situated at Village Punawale, Tal. Mulshi, Dist. Pune and Within limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrar Haveli Dist. And Which is bounded as follows: -

On or Towards East: - Road & property of Udaysingh Chagansingh Kudale.

On or Towards West: - Property owned by Malhari Sakharam Gaikwad.

On or Towards South: - Remaining Property of Survey No 27 owned by Tukaram Eknath Kenjale & Udaysingh Chagansingh Kundale.

On or Towards North: - Property owned by Malhari Sakharam Gaikwad.



OBSERVATIONS IN RESPECT OF THE PROPERTY MENTIONED IN PARA (1 A)
THERE OF ARE AS UNDER :-

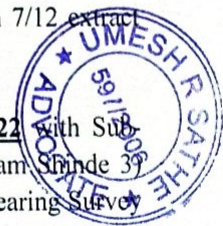
1) It appears from 7/12 extract of Survey no 28/7 (1/5) for the year 1940-41 the said land was belonging to one Sakham Gaikwad. The property was in his possession since 1941. It appears from Mutation Entry No. 649 that Sakham Yedu Gaikwad Died on 16/03/1964 leaving behind legal heirs 1) Godabai Sakham Gaikwad-Wife 2) Baburao Sakham Gaikwad- Son 2) Malhari Sakham Gaikwad- Son 3) Pralhad Sakham Gaikwad- Son were recorded in Village revenue record. The name of Baburao Sakham Gaikwad was recorded as manager of Hindu Joint Family Property. It transpires from Mutation Entry No.1202 that under section 85 of Maharashtra Land Revenue Code application was made for partition and in view of the application Hon'ble Tahsildar, Mulshi, Vide his order 89/87 dated 23/2/1987 carried out partition. After partition the said property came to the share of his son Baburao Sakham Gaikwad and thus Baburao Sakham Gaikwad become owner of Property. Baburao Sakham Gaikwad died on 26/3/1991. After the death of Baburao Sakham Gaikwad names of his Legal Heirs 1) Arun Baburao Gaikwad 2) Surekha Baburao Gaikwad 3) Ujawala Baburao Gaikwad 4) Kiran Baburao Gaikwad 5) Manisha Baburao Gaikwad and his Wife Sakhubai Baburao Gaikwad were muted in 7/12 extract vide Mutation Entry No 1451. It transpired from Mutation Entry No. 2157 that Arun Baburao Gaikwad died on 08/05/ 2000 leaving behind his his legal heirs 1) Kiran Baburao Gaikwad- Brother 2) Sakhubai Baburao Gaikwad- Mother 3) Manisha Baburao Gaikwad- Sister 4) Surekha Vasant Tope- Sister 5) Ujwala Shivaji Tope- Sister.

2) Vide Sale Deed dated 19/04/1994 duly registered under Serial No. 1030/1994 with Sub-Registrar Mulshi Pune, the said Arun Baburao Gaikwad 2) Sau.Surekha Vasant Tope 3) Ujawala Baburao Gaikwad 4) Kian Baburao Gaikwad 5) Manisha Baburao Gaikwad 6) Sakhubai Baburao Gaikwad for herself and as Natural Guardian for vendors no. 4 & 5 assigned, sold the said land bearing Survey No. 28 Hissa No.7 admeasuring area 00 H 40 R out of total area 00 H 97R+ 1 R Potkharaba i.e. the property no. 1A herein, to 1) Udaysing Chagansing Kudale 2) Vilas Udaysingh Kudale 3) Kialas Udaysingh Kudale 4) Amol Udaysingh Kudale. The Names of said 1) Udaysing Chagansing Kudale 2) Vilas Udaysingh Kudale 3) Kialas Udaysingh Kudale 4) Amol Udaysingh Kudale were duly entered on 7/12 extract of said property vide Mutation Entry no 1627.

3) Vide Sale Deed Dated 18/07/2011 duly registered under Serial No. 6556/2011 with Sub-Registrar Haveli No.1 Pune, the said 1) Udaysing Chagansing Kudale 2) Vilas Udaysingh Kudale 3) Kailas Udaysingh Kudale 4) Amol Udaysingh Kudale assigned, sold the said land bearing Survey No. 28 Hissa No.7 admeasuring area 00 H =40 R i.e property no 1A herein , to 1) Shripati Rama Patil and 2) Rukhmini Rajaram Shinde The name of Shripati Rama Patil and 2) Rukhmini Rajaram Shinde was duly entered on 7/12 extract vide Mutation Entry No. 3937.

4) Vide Sale Deed Dated 16/09/2018 duly registered under Serial No.16719/2018 with Sub-Registrar Haveli No.21 Pune the said 1) Shripati Rama Patil and 2) Rukhmini Rajaram Shinde assigned, sold the said land bearing Survey No.28 Hissa No 7 admeasuring area 00 H 10 R out of their jointly owned and possessed area 00 H 40 R i.e property no 1A herein, out of total area 00 H 97R+1 R Potkharab to Ashish Bapusaheb Gargote and 2) Trupti Ashish Gargote. The name of 1) Ashish Bapusaheb Gargote and 2) Trupti Ashish Gargote was duly entered on 7/12 extract vide Mutation Entry No 5212.

5) Vide Sale Deed Date 30/06/2022 duly registered under Serial No 12153/2022 with Sub-Registrar Haveli No 26 Pune the said 1) Shripati Rama Patil 2) Rukhmini Rajaram Shinde 3) Ashish Bapusaheb Gargote 4) Trupti Ashish Gargote assigned, sold the said land bearing Survey No. 28 Hissa No.7 admeasuring area 00 H 30 R owned by Shripati Rama Patil and Rukhmini Rajaram Shinde and 00 H 10 R owned by Ashish Bapusaheb Gargote & Trupti Ashish Gargote Which is total admeasuring area 00 H 40 R i.e property no. 1A herein, out of total area 00 H 97



R +1 R Potkharaba to "GD SQUARE SPACES", registered Partnership Firm through it partners
1) Videsh Kantilal Desadla 2) Mrigendra Suryakant Gowardhan 3) Satish Malanbai Andhare is
duly entered on 7/12 extract vide Mutation Entry No.5788

**OBSERVATIONS IN RESPECT OF THE PROPERTY MENTIONED IN PARA (1 B)
THEREOF ARE AS UNDER: -**

6) It appears from 7/12 extract of survey no. 28/7 (1/5) for the year 1940-41 the said land was belonging to one Sakham Gaikwad. The property was in his possession since 1941. It appears from Mutation Entry no.649 that Sakham Yedu Gaikwad Died on 16/03/1964 leaving behind legal heirs 1) Godabai Sakham Gaikwad- Wife 2) Baburao Sakham Gaikwad –Son 2) Malhari Sakham Gaikwad – Son 3) Pralhad Sakham Gaikwad –Son were recorded in Village revenue record. The name of Baburao Sakham Gaikwad was recorded as manager of Hindu Joint Family Property. It transpires from Mutation Entry No.1202 that under section 85 of Maharashtra Land Revenue Code application was made for partition and in view of the application Hon'ble Tahsildar, Mulshi, Vide his order 89/87 dated 23/02/1987.

Carried out partition. After partition the said property came to the share of his son Baburao Sakham Gaikwad and thus Baburao Sakham Gaikwad became owner of property. Baburao Sakham Gaikwad died on 26/03/1991. After the death of Baburao Sakham Gaikwad 3) Ujawala Baburao Gaikwad 4) Kiran Baburao Gaikwad 5) Manisha Baburao Gaikwad and his wife Sakhubai Baburao Gaikwad were mutated in 7/12 extract vide Mutation Entry no 1451. It transpires from Mutation Entry No. 2157 that Arun Baburao Gaikwad- Brother 2) Sakhubai Baburao Gaikwad- Mother 3) Manisha Baburao Gaikwad- Sister 4) Surekha Vasant Tope- Sister 5) Ujwala Shivaji Tope- Sister.

7) Vide Power of Attorney dated 01/02/2005 duly registered under Serial No. 752/2005 with Sub- Registrar Haveli No. 18 Pune 1) Surekha Vasant Tope 2) Ujawala Shivaji Tope 3) Sou. Manisha Rajesh Pawar 4) Sakhubai Baburao Gaikwad have executed Power of Attorney of the said land bearing Survey No. 28 Hissa No. 7 (1/5) after selling admeasuring remaining area 00 H 65 R out of total area 01 H 05 R + 1 R Potkharab assessed at 1 Rs 84 Paise, Situate at Punawale, within the limit of Pimpri Chinchwad Municipal Corporation and within Jurisdiction of Sub Registrar Haveli Dist. Pune in favour of Kiran Baburao Gaikwad.

8) Vide Development Agreement dated 02/03/2005 duly registered under Serial No. 1425/ 2005 with Sub- Registrar Haveli No. 18 Pune, the said 1) Kiran Baburao Gaikwad 2) Surekha Vasant Tope 3) Ujawala Shivaji Tope 4) Sou. Manisha Rajesh Pawar 5) Sakhubai Baburao Gaikwad through their Power of Attorney Holder Kiran Baburao Gaikwad with Consent of Sau. Rukhmini Dashrath Dhavade has given Development rights of the said land bearing Survey No.28 Hissa No.7 (1/5) admeasuring remaining area 00 H 65 R out of total area 01 H 05 R + 1 R Potkharab assessed at Rs.1 = 84 Paise, situated at Punawale within the limit of Pimpri Chinchwad Municipal Corporation and within Jurisdiction of Sub Registrar Haveli Dist. Pune in favour of Lahu Keshavrao Navale. On 02/03/2005 said 1) Kiran Baburao Gaikwad 2) Surekha Vasant Tope 3) Ujawala Shivaji Tope 4) Sou. Manisha Rajesh Pawar 5) Sakhubai Baburao Gaikwad through their Power of Attorney Holder Kiran Baburao Gaikwad have executed Power of Attorney in Favour of Lahu Keshavrao Navale which is registered in the office of Sub Registrar Haveli No.18 Pune vide document no. 1426/2005.

9) After execution of development Agreement and Power of Attorney, and after partition government measurement was carried out in respect of Survey no. 28 / 7 (1/5) whereby 7 R area was reduced out of 65 R.

10) Vide Sale Deed dated 17/07/2008 duly registered under Serial No. 7512/2008 with Sub- Registrar Haveli No. 17 Pune, the said 1) Surekha Baburao Gaikwad 2)Ujawala Baburao Gaikwad 3) Kiran Baburao Gaikwad 4) Manisha Baburao Gaikwad 5) Sakhubai Baburao

Gaikwad have assigned / sold the said land bearing Survey No. 28 Hissa No. (1/5) 7 admeasuring area 00 H 58 R i.e. the property no. 1 B herein, out of total area 00 H 97 R+ 1 R Potkharaba Situated at Punawale within the limit of Pimpri Chinchwad Municipal Corporation and within Jurisdiction of sub Registrar Haveli Dist. Pune to Lahu Keshavrao Navale. The name of Lahu Keshavrao Navale is duly entered on 7/12 extract vide Mutation Entry No 3148.

11) Vide Development Agreement dated - 24/11/2022 duly registered under Serial No. 20725/2022 with Sub- Registrar Haveli No.25 Pune, the said Lahu Keshavrao Navale has assigned / transferred Development rights of the said land bearing Survey No. 28 Hissa No. 7 (1/5) admeasuring area H 00 = 58 R i.e the property no. 1 B herein, out of total area 00 H 97 R + 1 R Potkharaba situated at Punawale to "GD SQUARE SPACES" Registered Partnership Firm through its Partner 1) Videsh Kantilal Desadla 2) Mrigendra Suryakant Gowardhan 3) Satish Malanbai Andhare. On same date (24/11/2022) Lahu Keshavrao Navale has executed Power of Attorney in favour of "GD SQUARE SPACES", Registered Partnership Firm through its partner 1) Videsh Kantilal Desadla 2) Mrigendra Suryakant Gowardhan 3) Satish Malanbai Andhare which is registered in the office of with Sub- Registrar Haveli No.25 Pune vide document no. 20726/2022.

SEARCH REPORT FOR 30 YEARS FROM 1993 TILL 2022 TAKEN FROM SUB REGISTRAR OFFICE AT HAVELI NO.1 to 27 PUNE-

The Search Report from the year 1993 to 2022 i.e for the last 30 years in the office of Sub-Registrar Haveli no 1 to 27 in respect of the property mentioned below vide E-Challan No. MH012030970202223P dated 12.12.2022 & Mulshi 1 & 2 Vide E- Challan No. MH012219420202223P dated 15.12.2022.

LITIGATIONS IF ANY- No litigation appears upon said property from the search report.

It transpires from the mutation entry No. 2470 dated 20/10/2003 that there is charge on the land of Vividh Karyakari Co-Operative Society of Rs. 60,000/- which is borrowed by Sakhubai Baburao Gaikwad. State Government has thereafter waived recovery of said crop loan as a consequence the said mutation entry is hollow and doesn't create any encumbrance upon said property.

It transpires from the mutation entry No. 2471 dated 20/10/2003 that there is charge on the land of Vividh Karyakari Co-Operative Society of Rs. 60,000/- which is borrowed by Kiran Baburao Gaikwad. State Government has thereafter waived recovery of said crop loan as a consequence the said mutation entry is hollow and doesn't create any encumbrance upon said property.

Conclusion: -

On the basis of conducted search, I opine that title of the properties described in schedule here above is clean, clear, marketable and free from all encumbrances and "GD SQUARE SPACES" a registered partnership firm is the lawful owner of property described in para 1A above and is exclusively entitled to the development rights of property described in para 1B above.

Pune
Date -21.08.2023




Advocate