



(Circular No.: 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to the lands, 1) an area admeasuring 00 Hectare, 07, carved out of Survey No. 4/1/1, totally admeasuring 00 Hectare, 14 Ares (including barren land 00 Hectare 03 Ares), assessed at Rs. 00.06 and 2) an area admeasuring 00 Hectare, 25.43, carved out of Survey No. 4/2/1, totally admeasuring 00 Hectare, 50.87 Ares (including barren land 00 Hectare 02.55 Ares), assessed at Rs. 03.77, both are lying, being and situate at revenue Village - Mhalunge, Taluka - Mulshi, District - Pune, within the local limits of Gram Panchayat Mhalunge, Taluka Panchayat Samiti Mulshi and District Council Pune, also within the jurisdiction of Sub-Registrar, Haveli (Pune), Hereinafter for sake of brevity and convenience jointly referred to as the 'said lands'.

1) I have investigated the title of the said land on the request of Mr. Amol Narayan Bhore, Partner of M/s. Balaji Realty, by referring the following documents i.e.:-

A) DESCRIPTION OF THE LAND:

All those separated pieces and parcels of the lands, 1) an area admeasuring 00 Hectare, 07, carved out of Survey No. 4/1/1, totally admeasuring 00 Hectare, 14 Ares (including barren land 00 Hectare 03 Ares), assessed at Rs. 00.06 and 2) an area admeasuring 00 Hectare, 25.43, carved out of Survey No. 4/2/1, totally admeasuring 00 Hectare, 50.87 Ares (including barren land 00 Hectare 02.55 Ares), assessed at Rs. 03.77, both are lying,



being and situate at revenue Village - Mhalunge, Taluka - Mulshi, District - Pune, within the local limits of Gram Panchayat Mhalunge, Taluka Panchayat Samiti Mulshi and District Council Pune, also within the jurisdiction of Sub-Registrar, Haveli (Pune), which are jointly bounded as follows:-

- On or towards the East : By Road (6 meter wide),
 On or towards the South : By remaining area out of the same Survey Number,
 On or towards the West : By land of Mrs. Shakuntala Yashwant Padale,
 On or towards the North : By remaining area out of Survey No. 4,

B) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-

1. Copies of 7/12 extracts and relevant mutation entries thereon.
2. Copy of Deed of Release dated 19/12/2006, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10039/2006.
3. Copy of Power of Attorney dated 19/12/2006, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10040/2006.
4. Copy of Deed of Release dated 19/12/2014, which is registered in the office of Sub Registrar, Haveli No. 20 (Pune), at Sr. No. 7811/2014.
5. Copy of Development Agreement dated 02/12/2020.
6. Copy of Deed of Confirmation dated 02/12/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14064/2020.
7. Copy of Power of Attorney dated 02/12/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14065/2020.
8. Copy of Development Agreement dated 02/12/2020.



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9. Copy of Deed of Confirmation dated 02/12/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14066/2020.
10. Copy of Power of Attorney dated 02/12/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14067/2020.
11. Copy of Deed of Release dated 02/12/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14068/2020.
12. Copies of Paper Notices published by me in daily Prabhat Newspapers on 01/06/2019, 12/09/2019 and 07/02/2020.

C) The 7/12 extract issued by Talathi and the Mutation Entries bearing Nos. 1168, 1237, 1442, 2135, 2360, 2414, 2131, 2473, 2780, 4112, 4121, 4399, 4481 and 4521 thereon.

D) Search Report for 30 years from 1991 till 2021.

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 Mr. Harishchandra Genu Gaikwad and Mr. Sagar Chandrakant Gaikwad is clear, marketable and without any encumbrances.

a) Owner/s of the land is:

i) Mr. Harishchandra Genu Gaikwad and Mr. Sagar Chandrakant Gaikwad are the owners of the said land.

ii) M/s. Balaji Realty, through its Partners, Mr. Amol Narayan Bhore, Mr. Avdhoot Subhash Lokhande and Mr. Pandharinath Subhash Maske have got valid right to develop the said land.

b) Qualifying comments/remarks if any -NA-.



3) Mr. Harishchandra Genu Gaikwad and Mr. Sagar Chandrakant Gaikwad on the said land is enclosed herewith as annexure.

Pune,

Dated : 30/09/2021,

Encl.: Annexure.




Chandrakant Nanekar,
Advocate.



FLOW OF TITLE OF THE SAID LAND:-

1. Upon perusal of revenue record it reveals that, the said lands were previously standing in the names of Mr. Kisan Khandu Gaikwad and Mr. Genu Khandu Gaikwad as absolute owner thereof.
2. In accordance with the Maharashtra State Weights and Measurement (Enforcement) Act, 1958 and Indian Coinage Act, 1955 the lands coming under village Mhalunge have been converted into metric system. Effect of the same has been given to the 7/12 extracts of the said lands vide Mutation Entry No. 1168.
3. The said Mr. Genu Khandu Gaikwad died on 22/10/1974 leaving behind him 4 sons namely Mr. Dattatray Genu Gaikwad, Mr. Gulab Genu Gaikwad, Mr. Harishchandra Genu Gaikwad and Mr. Chandrakant Genu Gaikwad, 4 daughters namely Mrs. Sarubai Pandharinath Balwadkar, Mrs. Hirabai Pandharinath Aangre, Miss. Tarabai Genu Gaikwad and Mrs. Anusaya Sambhaji Aangre as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said lands vide Mutation Entry No. 1237.
4. The said Mr. Harishchandra Genu Gaikwad executed Ekrar dated 26/08/1989 in favor of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus for an amount of Rs. 15,000/- by creating charge upon the said lands. Therefore the encumbrances of said Society have been recorded to the column of other rights of the said lands vide Mutation Entry No. 1442.



5. The said Mr. Chandrakant Genu Gaikwad died on 29/11/1998 leaving behind him a son namely Mr. Sagar Chandrakant Gaikwad, 2 daughters namely Miss. Rupali Chandrakant Gaikwad, Miss. Deepali Chandrakant Gaikwad and a widow namely Smt. Muktabai Chandrakant Gaikwad as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said lands vide Mutation Entry No. 2135.
6. The said Mr. Harishchandra Genu Gaikwad executed Ekrar dated 07/01/2002 in favor of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus for an amount of Rs. 40,000/- by creating charge upon the said lands. Therefore the encumbrances of said Society have been recorded to the column of other rights of the said lands vide Mutation Entry No. 2360.
7. The said Mr. Harishchandra Genu Gaikwad availed loan of Rs. 20,000/- by mortgaging the said lands unto and in favor of Baner Nagari Sahakari Pathisanstha Maryadit, Baner, Pune. Effects of the same have been given to the column of other rights of the said lands vide Mutation Entry No. 2414.
8. The said Mr. Harishchandra Genu Gaikwad repaid the entire amount of loan to the Baner Nagri Sahkari Patsanstha Maryadit. Therefor the encumbrances of said Patsanstha have been removed from the column of other rights of the said lands vide Mutation Entry 2131.
9. The said Mr. Harishchandra Genu Gaikwad executed Ekrar dated 07/01/2004 in favor of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus for an amount of Rs. 2,00,000/- by creating charge upon the said lands. Therefore the encumbrance of said Society has been recorded in the column of other rights of the said lands vide Mutation Entry No. 2473.



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10. By virtue of Deed of Release dated 19/12/2006, the said Mrs. Sarubai Pandharinath Balwadkar, Mrs. Hirabai Pandharinath Aangre, Mis. Tarabai Genu Gaikwad, Smt. Muktabai Chandrakant Gaikwad and Mrs. Anusaya Sanbhaji Aangre have relinquished all their rights, title and/or interest in respect of the said lands unto and in favor of Mr. Dattatray Genu Gaikwad, Mr. Gulab Genu Gaikwad, Smt. Muktabai Chandrakant Gaikwad and Mr. Harishchandra Genu Gaikwad. The said Deed of Release has been registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10039/2006. Effect of the same has been given to the record of rights of the said lands vide Mutation Entry No. 2780.

Simultaneously with the execution of said Deed of Release, the said Releasors have given Power of Attorney unto and in favor of the Mr. Gulab Genu Gaikwad and Mr. Harishchandra Genu Gaikwad to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10040/2006.

14. By virtue of Deed of Release dated 19/12/2014, the Mrs. Vidya Popat Gundgal (before marriage name: Vidya Harishchandra Gaikwad) and Mrs. Shital Vijay Dorge (before marriage name: Shital Harishchandra Gaikwad) relinquished all their rights, title and/or interest in respect of the said lands unto and in favor of Mr. Harishchandra Genu Gaikwad, Mrs. Kusum Harishchandra Gaikwad and Mass. Aashutosh Harishchandra Gaikwad. The said Deed of Release has been registered in the office of Sub Registrar, Haveli No. 20 (Pune), at Sr. No. 7811/2014.



15. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Mulshi, Pune accordingly corrected the mistakes and updated 7/12 extracts of the said lands. The Circle Officer, Thergoan, Pune has certified the Mutation Entries bearing Nos. 4112 and 4121 to that effects.
16. The said Smt. Muktabai Chandrakant Gaikwad died on 10/03/2016 leaving behind her a son Mr. Sagar Chandrakant Gaikwad and 2 daughters namely Miss. Rupali Chandrakat Gaikwad and Miss. Deepali Chandrakat Gaikwad as her legal heirs. Accordingly the name Smt. Muktabai Chandrakant Gaikwad has been removed from the record of rights of the said lands vide Mutation Entry No. 4521.
17. As per the Order bearing No. K.J.P./Mhalunge-09/2019/2020 passed by the Deputy Superintendent, Land Record, Mulshi (Paud), on 18/12/2019, the Survey Numbers of the said lands have been changed from 4/1 to 4/1/1 and 4/2 to 4/2/1. Effects of the same have been given to the 7/12 extracts of the said lands vide Mutation Entry No. 4399.
18. By virtue of Agreement of Development along with Deed of Confirmation both dated 02/12/2020, the said Mr. Sagar Chandrakant Gaikwad (for himself and natural guardian of Mass. Aaradhya Sagar Gaikwad and Mass. Shaurya Sagar Gaikwad), Mrs. Rekha Sagar Gaikwad, Mrs. Rupali Sanjay Gujar (before marriage name : Rupali Chandrakant Gaikwad) and Mrs. Deepali Prakash Godambe (before marriage name : Deepali Chandrakant Gaikwad) entrusted development rights in lands (i) an area admeasuring 00





Hectare, 03.5 Ares, carved out of Survey No. 4/1/1 and (ii) an area admeasuring 00 Hectare, 12.72 Ares, carved out of Survey No. 4/2/1 unto and in favor of M/s. Balaji Realty, through its Partners, Mr. Amol Narayan Bhore, Mr. Avdhoot Subhash Lokhande and Mr. Pandharinath Subhash Maske. The said Deed of Confirmation has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14064/2020.

Simultaneously with the execution of aforesaid Agreement and Deed, the said Owners have given Power of Attorney unto and in favor of the aforesaid Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14065/2020.

19. By virtue of Agreement of Development along with Deed of Confirmation both dated 02/12/2020, the said Mr. Harishchandra Genu Gaikwad (for himself and natural guardian of Aashutosh Harishchandra Gaikwad) and Mrs. Kusum Harishchandra Gaikwad entrusted development rights in lands (i) an area admeasuring 00 Hectare, 03.5 Ares, carved out of Survey No. 4/1/1 and (ii) an area admeasuring 00 Hectare, 12.71 Ares, carved out of Survey No. 4/2/1 unto and in favor of M/s. Balaji Realty, through its Partners, Mr. Amol Narayan Bhore, Mr. Avdhoot Subhash Lokhande and Mr. Pandharinath Subhash Maske. The said Deed of Confirmation has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14066/2020.

Simultaneously with the execution of said Agreement and Deed, the said Owners have given Power of Attorney unto and in favor of the aforesaid



Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14067/2020.

20. By virtue of Deed of Release dated 02/12/2020, the said Mrs. Rupali Sanjay Gujar (name before marriage: Rupali Chandrakant Gaikwad) and Mrs. Deepali Prakash Godambe (name before marriage : Deepali Chandrakant Gaikwad) relinquished all their rights, title and/or interest in respect of the said lands unto and in favor of Mr. Sagar Chandrakant Gaikwad. The said Deed of Release has been duly registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 14068/2020. Effect of the same has been given to the record of rights of the said lands vide Mutation Entry No. 4481.
21. The Pune Metropolitan Regional Development Authority sanctioned the layout and building plan upon the said lands and granted Commencement Certificate bearing No. DP/BMU/Mau.Mhalunge/ S.No. 4/1/1 and 4/2/1 dated 17/09/2021 to construct multistoried building upon the said lands.

Sr.No.

- 1) 7/12 Extract.
- 2) Mutation Entry Nos. 1168, 1237, 1442, 2135, 2360, 2414, 2131, 2473, 2780, 4112, 4121, 4399, 4481 and 4521 thereon



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- 3) Search Report for 30 years from 1991 to 2021 taken by obtaining Challan bearing GRN No. MH009714333202021E dated 04/01/2021 from Sub-Registrar, Haveli No. 21 (Pune).
- 4) Any other relevant title -NA-.
- 5) Litigations, if any - NA-.

Hence This Report.

Pune,

Dated : 30/09/2021,



Chandrakant Naanekar,

Advocate.

St. Mhalunge-REERA