



Umesh Shantaram Vaste

B.com. LL.B., Advocate

Enrollment Certificate No. MAH / 72 / 1987.

FORMAT – A
(Circular No. 28/2021)

To
MahaRERA

Address - Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra – 400051.

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to the lands which are situated at Village Bavdhan Budruk, Taluka Mulshi, District Pune and within the limits of Pune Metropolitan Regional Development Authority, Pune, having total area of 1,12,035 Sq. Meters (out of which 74,622 Sq. Meters is owned by Goel Ganga India Pvt. Ltd. and 37413 Sq. Meters is owned by Ganga Sagar Co-Op. Hsg. Soc. Ltd.) (hereinafter collectively referred to as the said land).
The Survey/Hissa Nos. of the said lands are as under :-

All that piece and parcel of Land owned by
Goel Ganga India Pvt. Ltd.

(In respect of Survey No. 305 (Part), 306 (Part) & 339 (Part)
of Bavdhan Budruk, Mulshi, Pune and details of which are
as under :-



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Adv.
15/06/2024.

Survey / Hissa Nos.	Area in Sq. Mtrs
306/3	1130
339/1/1	4210
339/1/2	4600
339/1/3	3760
339/2	5447
339/3	1200
339/4/1	1570
339/4/2	2400
339/5	8100

339/6/1	1800
339/6/2	1800
339/6/3	1800
339/7	5500
339/8	10100
339/9/1	740
339/10	9200
339/11/2	2730
339/12	4435
339/13A	4100
Aggregate Area : 74622 Sq. Mtrs	

Land owned by Ganga Sagar Co-Op. Hsg. Soc. Ltd

Survey / Hissa Nos.	Area in Sq. Mtrs
305/2	1100
305/3	1500
305/4	2140
305/5	1100
305/6	900
306/1	4800
306/2	4600
306/3	2445
339/1/3	400
339/2	5853
339/3	900
339/11/2	2310
339/12	3165
339/13B	6200
Aggregate area 37,413 Sq. Mtrs	



Adv.
15/06/2024.

- (1) I have investigated the title of the said lands on the request of Goel Ganga India Pvt. Ltd. the owner/promoter/developer/ builder and Ganga Sagar Co-Op. Hsg. Soc. Ltd.) the owner of the lands in the following documents i.e. :-

1) Description of the lands:

As mentioned herein above in the subject.

- 2) The documents of allotment of lands –**

See Clause No. 4, as mentioned herein below.

- 3) 7/12 extracts of the lands issued by Talathi of Village Bavdhan Budruk, Mulshi, Pune dated 21/01/2023 showing all Mutation Entries therein.**

- 4) The details of Survey / Hissa Numbers of Bavdhan Budruk, Mulshi, Pune.**

Sr. No.	Date	Details of Reports
1	16/11/2014	Search Report of Adv. Sunil R. Kotlikar for 34 Years i.e. 1980 to 2014.
2		Title Report of Adv. Sunil R. Kotlikar.
3	25/11/2016	Search Report of Adv. Sadhana R. Bhise
4	10/06/2017	Index II Search Report of Adv. Kailash M. Thorat for 03 Years i.e. 2015 to 2017
5	12/06/2017	Addendum Title Report of Adv. Sadhana R. Bhise
6	30/06/2017	Title Report of Adv. Umesh S. Vaste



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7	24/01/2018	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2017 & 2018
8	25/01/2018	Title Report of Adv. Umesh S. Vaste
9	18/09/2018	Title Report of Adv. Umesh S. Vaste
10	22/01/2019	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2018 & 2019
11	25/01/2019	Title Report of Adv. Umesh S. Vaste
12	23/07/2019	Title Report of Adv. Umesh S. Vaste
13	15/01/2020	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2019 & 2020
14	07/07/2020	Index II Search Report of Adv. Kailash M. Thorat for the Year 2020.
15	03/09/2020	Title Report of Adv. Umesh S. Vaste
16	05/10/2020	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2019 & 2020
17	05/10/2020	Supplementary Title Report of Adv. Umesh S. Vaste
18	29/03/2022	Index II Search Report of Adv. Nitin M. Kudale for 03 Years i.e. 2020 to 2022
19	14/06/2024	Index II Search Report of Adv. Abhijit Borole for 02 Years i.e. 2022 to 2024.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands I am of the opinion that the title of Goel Ganga India Pvt. Ltd. (Earlier Goel Ganga Developers (India) Private Limited now

amalgamated in Goel Ganga India Private Limited vide Order of National Company Law Tribunal, Mumbai Bench, Mumbai dated 10/08/2017 passed in company Scheme Petition No. 394 of 2017), the owner/promoter/developer/builder is clean, clear and marketable subject to the encumbrance of IDBI Trusteeship Services Limited, Mumbai as mentioned in my Title Reports.

Name of Owner of the lands

- (1) Goel Ganga India Private Limited.
- (2) Ganga Sagar Co-Op. Hsg. Soc. Limited.
- (3) See Clause No. (1) Sub-Clause No. (4) for all the Title and Index – II Search Reports and Supplementary Title Reports reflecting the flow of the Title of Goel Ganga India Private Limited and Ganga Sagar Co-Op. Hsg. Soc. Limited, the (owner/promoter/ developer/ company) on the said lands are enclosed herewith as Annexure.

Encl : Annexure



**Umesh S. Vaste
Advocate**

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Adv.
15/06/2024.

Date : 15th June, 2024



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FORMAT - A

(Circular No. 28/2021)

To

MahaRERA

Address - Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra - 400051.

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars		
1	All 7/12 Extracts of Village Bavdhan Budruk, Mulshi, Pune Lands.		
2	Mutation Entries - as shown in the Title and Index - II Search Reports as mentioned in Clause No. 3 hereinbelow.		
3	Sr. No.	Date	Details of Reports
	1	16/11/2014	Search Report of Adv. Sunil R. Kotlikar for 34 Years i.e. from 1980 to 2014.
	2		Title Report of Adv. Sunil R. Kotlikar.
	3	25/11/2016	Search Report of Adv. Sadhana R. Bhise
	4	10/06/2017	Index II Search Report of Adv. Kailash M. Thorat for 03 Years i.e. 2015 to 2017
	5	12/06/2017	Addendum Title Report of Adv. Sadhana R. Bhise
	6	30/06/2017	Title Report of Adv. Umesh S. Vaste
	7	24/01/2018	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2017 & 2018
	8	25/01/2018	Title Report of Adv. Umesh S. Vaste
	9	18/09/2018	Title Report of Adv. Umesh S. Vaste
	10	22/01/2019	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2018 & 2019
3	11	25/01/2019	Title Report of Adv. Umesh S. Vaste
	12	23/07/2019	Title Report of Adv. Umesh S. Vaste
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	14	07/07/2020	Index II Search Report of Adv. Kailash M. Thorat for the Year 2020.
	15	03/09/2020	Title Report of Adv. Umesh S. Vaste
	16	05/10/2020	Index II Search Report of Adv. Kailash M. Thorat for 02 Years i.e. 2019 & 2020
	17	05/10/2020	Supplementary Title Report of Adv. Umesh S. Vaste
	18	29/03/2022	Index II Search Report of Adv. Nitin M. Kudale for 03 Years i.e. 2020 to 2022
	19	14/06/2024	Index II Search Report of Adv. Abhijit Borole for 02 Years i.e. 2022 to 2024.
4	Any other relevant Title – Not Applicable.		
5	Litigations – Details are as under i. SCS No. 1338/2007(S. No. 339/7), CJSD, Pune. ii. SCS No. 880/2012, CJSD, Pune. iii. SCS No. 1025/2012, CJSD, Pune. iv. SCS No. 1192/2012, CJSD, Pune. v. SCS No. 1300/2012, CJSD, Pune. vi. Revision Application No. 21/2017, Addl. Commissioner, Revenue Appellate Court, Pune. vii. Special Civil Suit No.470/2019, CJSD, Pune. viii. Writ Petition No. 3282/2019, Bombay High Court. ix. Writ Petition No. 4163/2019, Bombay High Court. x. Writ Petition No. 1119/2020, Bombay High Court. xi. SCS No. 482/2023 (S. No. 339/7) CJSD, Pune. (Old RCS No. 522/2011, CJJD, Pune). xii. Civil Misc. Appln. No. 1594/2023, CJJD, Pune. (For Restoration of RCS No. 1663/2017, CJJD, Pune). xiii. Writ Petition No. 4614/2023, Bombay High Court. xiv. Spl. Summary Suit No. 50/2023, CJSD, Pune. xv. WPST No. 903/2020, Bombay High Court.		

Hence this Particulars.

Date : 15th June, 2024



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Advocate

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Adv.
15/06/2024.



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SUPPLEMENTARY LEGAL TITLE REPORT

To,

MahaRERA,

Address - Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra – 400051.

FLOW OF THE TITLE OF THE SAID LAND

As per your query sent to Goel Ganga India Private Limited Pune, on MahaRERA web portal dated 25/06/2024 regarding the flow of title in the name of said company in respect of the lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Bk., Taluka Mulshi, District Pune, on the basis of Format A submitted to you MahaRERA web portal on 15/06/2024.

It is further appears that there are two documents i.e. Development Agreement and Power of Attorney both dated 29/11/2014 have been executed between the Goel Ganga Developers (India) Pvt. Ltd. and Ganga Sagar Co-Operative Housing Society Limited, Pune and the said both documents are duly notarized by Mr. Atul Shivram Parulekar, Notary, Govt. of India, Pune on 29/11/2014 and the two documents are executed on Indian Non Judicial Stamp paper of Rs. 500/- each.



Atul Shivram Parulekar
25/06/2024



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It is further submitted that the said two documents are already submitted under the Amnesty Scheme before the Joint District Registrar, Pune for payment of required stamp duty along with penalty under the provisions of Maharashtra Stamp Act, 1958 and the said matter is pending as on today.

Conclusion – That Goel Ganga India Private Limited, Pune has acquired the title of Development Rights on the basis of Development Agreement and Power of Attorney both dated 29/11/2014 for development of the lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Bk., Taluka Mulshi, District Pune, owned by Ganga Sagar Co-Operative Housing Society Limited, Pune, having an area of 37413 Sq. Mtrs. as mentioned in Format A dated 15/06/2024 submitted to you. The details of lands acquired and owned by Ganga Sagar Co-Operative Housing Society Limited, Pune.

Survey / Hissa Nos.	Area in Sq. Mtrs
305/2	1100
305/3	1500
305/4	2140
305/5	1100
305/6	900
306/1	4800
306/2	4600
306/3	2445
339/1/3	400
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339/3	900
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339/12	3165
339/13B	6200
Aggregate area	37,413 Sq. Mtrs



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25/06/2024.



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It is concluded that the Goel Ganga India Private Limited, Pune has acquired Legal Title of Development Rights in respect of the above mentioned lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Budruk, Taluka Mulshi, District Pune owned by Ganga Sagar Co-Operative Housing Society Limited, Pune. The said Title of Development Rights of Goel Ganga India Private Limited, Pune is clean, clear and marketable title subject to the encumbrance of IDBI Trusteeship Services Limited, registered office at :- Asian building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400 001 by creating mortgage on the said land to the extent of area of has mentioned in Form B – Affidavit-Cum-Declaration which is to be submitted to you in due course of time.

Hence this Supplementary Title Report.

Pune.

Date : 25th June, 2024



*Umesh S. Vaste
Adv.
25/06/2024.*

**Umesh S. Vaste
Advocate**