

Format-A

(Circular No. 28/2021)

To,

The Maharashtra Real Estate Regulatory Authority

(MahaRERA)

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land or ground admeasuring **49055.6 Sq.mtrs.** being a portion out of contiguous block of land bearing **New Gat No. 157/1 to 210** collectively admeasuring 79500 Sq.mtrs. (Old Gat No. 157 admeasuring 07 Hectare 09 Ares and Potkharaba admeasuring 00 Hectare 86 Ares i.e. totally admeasuring 07 Hectare 95 Ares) situate, lying, and being at Village **Bakori**, Taluka **Haveli**, District **Pune**. *(For sake of convenience and brevity hereinafter referred to as "the said property").*

I have investigated the title of **M/S. PRISTINE DEVELOPERS**, having its office at Office No.501/502, Fortune House, Plot No.117A, Prabhat Road, Near Income Tax Lane, Erandwane, Pune 411 004 by the hands of its Designated Partner/s Mr. Sachin Ishwarchand Goyal on the request, to the said property and we have inspected the following documents:-

1. DESCRIPTION OF THE SAID PROPERTY :

All that piece and parcel of the land or ground to land admeasuring **49055.6 Sq.mtrs.** being a portion out of contiguous block of land bearing **New Gat No. 157/1 to 210** collectively admeasuring 79500 Sq.mtrs. (Old Gat No. 157 admeasuring 07 Hectare 09 Ares and Potkharaba admeasuring 00 Hectare 86 Ares i.e. totally admeasuring 07 Hectare 95 Ares) situate, lying, and being at Village Bakori, Taluka Haveli, District Pune, within the limits of Gram Panchayat **Bakori**, Taluka Panchayat Samiti **Haveli**, Zillah Parishad **Pune**, and within the limits of Office of Sub-Registrar Haveli and bounded as under:

On or towards East: School and Gavthan area of Gat No. 135,
Gat Nos. 142 and 145

On or towards South: Gat No. 156 and 145

On or towards West: Gat No. 158 and 159

On or towards North: Gat No. 159 and Gat No. 323(Road)

Along with the right of ingress, egress, pathways, and other incidental, complementary, and ancillary rights thereto. (*For sake of convenience and brevity hereinafter referred to as "the said land/property"*).

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY (ALL PHOTOCOPIES)

- 1) Sale Deed dated 16/12/2005 executed by Mr. Narayanrao Vyankatrao Jadhavrao and other in favor of Mr. Rajesh Arun Patharkar and another, which is registered before sub-registrar Haveli No. 15 at Serial No. 7767/2005 dated 16/12/2005.
- 2) Sale Deed dated 14/12/2011 executed by Mr. Rajesh Arun Patharkar and another in favor of M/s Pristine Developers, which is registered before sub-registrar Haveli No. 19 at Serial No. 11951/2011 dated 14/12/2011.

3. 7/12 EXTRACT & MUTATION ENTRIES, etc. : (ALL PHOTOCOPIES)

- a. 7/12 Extract of Gat No. 157 from 1966 to 2023.
- b. Mutation Entries: 1, 296, 529, 885, 1428, 1816, 1950, 2125, 2832.
- c. Non-Agriculture permission no. PMH/NA/SR/1259/11 dated 24/09/2012.

Add: Office No. 4, 1st Floor, Mahalaxmi Vihar, Near Bishops' School, Hole Vasti, Undri, Pune 411060.

- d. Commencement Certificate along with sanctioned plan issued PMRDA bearing no. DP /BHA/HAV/ Mau. Bakori / Gat No. 157 / Pra. Kra. 778 /23-24/5038 dated 04/10/2023.

4. **SEARCH REPORT:** Report of searches carried out on the index II records in respect of the said property for a period of the last 30 years.

5. ENCUMBRANCE AND LITIGATIONS:

- a. At present no charges/ mortgages are subsisting in respect of the said property.
b. At present no litigation is pending in respect of the said property.

6. OWNER OF THE SAID PROPERTY: M/S. PRISTINE DEVELOPERS

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as "Annexure-I".

7. OPINION :

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/S. PRISTINE DEVELOPERS** is clear, marketable, and without any encumbrances.

ENCLOSURE:

1. Annexure 1 – Flow of Title
2. Annexure 2 – Search Fees Challan
3. Annexure 3 – Search Receipt

Date : 14/02/2024



Advocate

ANNEXURE – 1

FLOW OF THE TITLE OF THE SAID PROPERTY

- I. It appears from the revenue record that, land bearing Gat No. 157 admeasuring 17 Acre 21 Guntha + Potkharaba admeasuring 86 Guntha, i.e. totally admeasuring 19 Acre 26 Guntha situated at Village Bakori, Taluka Haveli, District Pune was owned by Mr. Narayanrao Vyankatrao Jadhav before 1966.
- II. It appears from the revenue record that, the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the village Bakori accordingly all revenue records with Gat numbers being prepared and respective landholders names recorded on the new 7/12 extract vide mutation no. 1 dated 17/08/1965. Accordingly, name of Mr. Narayanrao Vyankatrao Jadhav was also recorded on 7/12 extract of Gat No. 157.
- III. It appears from the revenue record that, the provision of The Maharashtra Weights and Measures (Enforcement) Act, 1958, and The Indian Coinage Act, 1955 made applicable to the Village Bakori accordingly area of land converted and recorded into metric system and aakar converted into decimal system. Therefore the land area of Gat No. 157 admeasuring 17 Acre 21 Guntha + Potkharaba admeasuring 86 Guntha i.e. total admeasuring 19 Acre 26 Guntha converted into metric system and recorded as admeasuring 07 Hectare 09 Ares and Potkharaba admeasuring 00 Hectare 86 Ares i.e. totally admeasuring 07 Hectare 95 Ares.

- IV. It appears from the revenue record that, on the application made by Mr. Narayanrao Vyankatrao Jadhavrao Aanewari recorded on 7/12 as mentioned below vide mutation no. 296 dated 01/02/1987.

Name of Holder	Aanewari
Mr. Narayanrao Vyankatrao Jadhavrao	4 Aane
Mrs. Aashalata Narayanrao Jadhavrao	4 Aane
Mr. Amar Narayanrao Jadhavrao	4 Aane
Mr. Ranjit Narayanrao Jadhavrao	4 Aane

- V. It appears from the revenue record that, Mr. Ranjit Narayanrao Jadhavrao demised on 28/09/1990 leaving his heirs – Father – Mr. Narayanrao Vyankatrao Jadhavrao, Mother - Mrs. Aashalata Narayanrao Jadhavrao, Brother - Mr. Amar Narayanrao Jadhavrao and Sister – Mrs. Rajashri Ranjit Desai. Accordingly, the name of these legal heirs recorded on the 7/12 extract vide mutation no. 529 dated 21/05/1998.

- VI. It appears from the Sale Deed dated 16/12/2005 that, Mr. Narayanrao Vyankatrao Jadhavrao, Mrs. Aashalata Narayanrao Jadhavrao, Mr. Amar Narayanrao Jadhavrao, and Mrs. Rajashri Ranjit Desai sold the said land Gat No. 157 totally admeasuring 07 Hectare 95 Ares, Village Bakori, Taluka Haveli, District Pune, to Mr. Rajesh Arun Patharkar and Mrs. Rekha Arun Patharkar vide sale deed dated 16/12/2005 which is registered before sub-registrar Haveli No. 15 at Serial No. 7767/2005 dated 16/12/2005. Under this sale deed, the seller handed over possession of the said land to the Purchasers. Accordingly, the names of the purchasers were recorded on the 7/12 extract vide mutation no. 885 dated 21/12/2005.

- VII. It appears from the Sale Deed dated 14/12/2011 that, Mr. Rajesh Arun Patharkar and Mrs. Rekha Arun Patharkar sold the said land Gat No. 157 admeasuring 07 Hectare 95 Ares, Village Bakori, Taluka Haveli, District Pune, to M/s Pristine Developers through its partner Mr. Pritam Ishwarchand Goyal and Mr. Sachin Ishwarchand Goyal, vide sale deed dated 14/12/2011 which is registered before sub-registrar Haveli No. 19 at Serial No. 11951/2011 dated 14/12/2011. Pursuant to this sale deed the seller handed over possession of the said land to the Purchaser. Accordingly, the name of the purchaser was recorded on the 7/12 extract vide mutation no.1428 dated 16/12/2011.
- VIII. It appears from the revenue record that, Mr. Rajesh Arun Patharkar and Mrs. Rekha Arun Patharkar had done excavation illegally on the said land hence by order of Tahasildar Haveli bearing no. Jamabandi/kavi/SR/32/2012 dated 21/11/2012, Minor Mineral Extraction penalty of Rs.92,16,002/- in the name Mr. Rajesh Arun Patharkar and Mrs. Rekha Arun Patharkar was recorded in the other rights column of the 7/12 extract of Gat No. 157 vide mutation no. 1816 dated 21/11/2014.
- IX. It appears from the revenue record that, Sub-divisional Officer Haveli, Sub-division Pune by its order bearing no. Admission/SR/605/2015 dated 28/12/2015, set aside the order passed by Tahasildar, Haveli bearing no. Jamabandi/kavi/SR/32/2012 dated 21/11/2012. Accordingly, the encumbrance of Minor Mineral Extraction recorded in the other rights column of Gat No. 157 was removed by mutation no. 1950 dated 01/01/2016.
- X. It appears from the revenue record that, a record of the online 7/12 extract of village Bakori was corrected and updated as per the handwritten 7/12 extract by order of Tahasildar, Haveli dated 16/04/2018 vide mutation no. 2125 dated 16/04/2018.

- XI. It appears from the revenue record that, as per the revised non-agriculture permission no. PMH/NA/SR/1259/2011/2023 dated 12/12/2023 the land bearing Gat No. 157 admeasuring 79500 Sq.mtrs. divided into separate 210 part accordingly revenue record i.e. 7/12 of Gat No. 157 closed and new revenue record i.e. 7/12 extract each part prepared separately in the following manner vide mutation no. 2832 dated 22/12/2023.

New Gat No.	Area	Remark
157/1 to 203	25,835.02 Sq.mtrs.	Separate 7/12 prepared for each plot with the area shown in the sanctioned plan
157/204	95.48 Sq.mtrs.	Service Plot
157/205	13545.80 Sq. mtrs.	This 7/12 is for the land under Phase I and II housing project as shown in the layout
157/206	584.70 Sq. mtrs.	Service Plot No. 1
157/207	16847.32 Sq. mtrs.	This 7/12 is for all internal roads as shown in the layout
157/208	7647.49 Sq. mtrs.	This 7/12 extract is for open space no. 1 to 5 as shown in the layout
157/209	11608.77 Sq.mtrs.	This 7/12 is for the amenity space as shown in the layout
157/210	3335.42 Sq.mtrs.	DP Road as shown in the layout

XII. NON-AGRICULTURE PERMISSION AND SANCTIONED LAYOUT/PLAN :



**SOLANKE & GUNDAWAR
ASSOCIATES**

Adv. Kapil D. Gundawar
(B.S.L.,LL.B.)

Mob: +91 9763590741

Email – adv.kapilg2010@gmail.com

Add: Office No. 4, 1st Floor, Mahalaxmi Vihar, Near Bishops' School, Hole Vasti, Undri, Pune 411060.

- a. It appears that, Collector Pune (Revenue Branch) by Order bearing No. PMH/NA/SR/1259/11 dated 24/09/2012 approved the revised layout/building plan and granted Non-Agriculture permission to the said land bearing Gat No. 157, admeasuring 79,500 sq. mtrs, village Bakori, Taluka Haveli, District Pune.
- b. It appears that, PMRDA approved the revised plotted layout plan with respect to the said land Gat No. 157, admeasuring 79,500 sq. mtrs, village Bakori, Taluka Haveli, District Pune, and issued a Commencement Certificate No. DP /BHA/HAV/ Mau. Bakori / Gat No. 157 / Pra. Kra. 778 /23-24/5038 dated 04/10/2023. According to this revised sanctioned layout, the PMRDA sanctioned residential 206 plots. Out of which the land under the housing scheme admeasuring 13545.80 Sq.mtrs. allotted Plot no. 205.

XIII. REVENUE RECORD: I have inspected the Revenue Record in respect of the property from the year 1964-65 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said owner/promoter to the said property.

XIV. SEARCH:

- a. I have carried out search with respect to the said land in the office of sub-registrar Haveli No. VII for the last 30 years. It is observed that all records are not maintained properly and most of the Index II Registers of this period are missing and those available for search are partly torn, pages are missing, and also not readable. During my search of this type of available record, I did not come across any entries concerning the said property.





SOLANKE & GUNDAWAR
ASSOCIATES

Adv. Kapil D. Gundawar
(B.S.L.,LL.B.)

Mob: +91 9763590741

Email – adv.kapilg2010@gmail.com

Add: Office No. 4, 1st Floor, Mahalaxmi Vihar, Near Bishops' School, Hole Vasti, Undri, Pune 411060.

- b. I have carried out an online search for the years 2002 to 2024 through the Index II search facility available on the IGR department portal.
- i. During online search it is seen that M/s Pristine Developers developed a project namely "Pristine City" on the said property and entered into various agreements with respect to the units constructed in the said project in favor of the various buyers. Further, it is also seen that flat/unit purchasers of the said project have also mortgaged their flat/unit in various banks and financial institutions by an equitable mortgage. Also seen are some entries regarding agreement, assignment deed, transfer deed, leave, and license which are executed by flat owners of the said project in favor of prospective buyers and licensee, such entries did not affect the title of the said land.
- ii. During online search it is seen that the M/s Pristine Developers has mortgaged the said project to a bank and financial institution vide registered mortgage deed and obtained project finance which was subsequently repaid by the M/s Pristine Developers accordingly re-conveyance of mortgage executed and registered by the bank and financial institutions in favor of M/s Pristine Developers.
- iii. I did not find any mortgage or encumbrance entry existing on the said land as of this date.
- c. During the search, I did not come across any adverse entry concerning the said property.



XV. LITIGATION : Nil

- a. During search in the office of sub-registrar I did not find Lis-pendens regarding the pending litigations relating to the said property.
- b. The owner has confirmed that no litigation pending on the said property.

XVI. The opinion is based on the document provided as listed above and the information provided above, which I believe to be true and genuine. Those record documents not available or not produced, reference, the existence of that considered and assumed from the other relevant record.

Place: Pune

Date: 14/02/2024



Advocate

MH014591216202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Jan 2024	Receipt	Receipt no.: 1113287811
	Name of the Applicant :	Kapil Gundawar
	Details of property of which document has to be searched :	Dist :Pune Village :Bakori S.No/CTS No/G.No. : 157
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH014591216202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

