

M/S. RAJIV PATEL AND ASSOCIATES
ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

To,
The Maharashtra Real Estate
Regulatory Authority
("MahaRERA")

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land or ground admeasuring 2000 sq.mtrs earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610 situate, lying and being at Village Ghorpadi within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and which land earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610, Ghorpadi, Pune is hereinafter referred to as "the said Land".

We have investigated the title of VISTAARAHOMES REALTY LLP, a Limited Liability Partnership formed and registered under the Limited Liability Partnership Act, 2008 having its Office at Office No.4B, Wing "C", Second Floor, Gulmohar Apartments, East Street, Pune 411001 to the said Land and we have inspected the following documents:-

1. Description of the said Land:-

All that piece and parcel of land or ground admeasuring 2000 sq.mtrs earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610 situate, lying and being at Village Ghorpadi within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal



Corporation of Pune and which land earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610, Ghorpadi, Pune is bounded as follows, that is to say:-

- On or towards the East :By land earlier bearing Survey No.65/1B, Ghorpadi.
On or towards the South :By land earlier bearing Survey No.65 Hissa No.1+2/1/2/3, and later bearing Survey No. 65/1E, Ghorpadi.
On or towards the West :By D.P. Road.
On or towards the North :By land earlier bearing Survey No.65 Hissa No.1+2/1/2/4, and later bearing Survey No. 65/1F, Ghorpadi.

2. The documents of allotment of the said Land:-

- (a) Deed of Sale dated 30.01.1980 (duly registered under Serial No.402 of 1980 with the Sub-Registrar, Haveli II, Pune) executed by Narendra Anantrao Mudliar in favour of A.B.C. Farms Private Limited in respect of a portion admeasuring Hectares 01=21 Ares out of land then bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune.
- (b) Deed of Sale dated 17.07.1981 (duly registered under Serial No.4165 of 1981 with the Sub-Registrar, Haveli II, Pune) executed by A.B.C. Farms Private Limited in favour of Ramesh Nanji Thakkar and Mathuradas Nanji Thakkar in respect of a portion admeasuring 20,000 sq.ft. out of land bearing Survey No.65 Hissa No.1+2/1/2, Ghorpadi, Pune.
- (c) Deed of Sale dated 19.01.1990 (duly registered under Serial No.2410 of 1991 with the Sub-Registrar, Haveli II, Pune) executed by Ramesh Nanji

M/S. RAJIV PATEL AND ASSOCIATES

Thakkar and Mathuradas Nanji Thakkar in favour of Meenakshi Gautam Teli, Ashish Gautam Teli and Gautam Budabhai Teli in respect of land admeasuring 20,000 sq.ft. equivalent to 1858.74 sq.mtrs. bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi, Pune together with the Structure standing thereon.

(d) Deed of Sale dated 09.09.2021 (duly registered under Serial No.11826 of 2021 with the Sub-Registrar, Haveli XX, Pune) executed by Meenakshi Gautam Teli, Aashish Gautam Teli, Ruchir Gautam Teli and Niyati Mrugen Shah in favour of VistaaraHomes Realty LLP in respect of the said Land.

3. VII/XII Extracts in respect of the land earlier bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune and thereafter bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi for the period 1991 to 2021 and the Property Register Card Extracts in respect of the land bearing CTS No.610, Ghorpadi, Pune and Mutation Entries bearing Nos. 1096, 1770, 1975, 1976, 2045, 2232, 2259, 2742, 6311 and 8630 (as per the VII/XII Extracts) and Mutation Entry No.815 (as per the Property Register Card Extract) in respect of the said Land.
4. Index II Search Report in respect of the said Land for the past Thirty Years period carried out by Shri. Kailash Thorat, Advocate.
5. Search of the records of the Civil Courts of Pune in respect of the said Land carried out by Shri. Rahul Kashid, Advocate.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said VISTAARAHOMES REALTY LLP to the said Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.



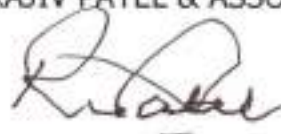
Owners of the said Land:- VISTAARAHOMES REALTY LLP

The Report reflecting the flow of the title of the said VistaaraHomes Realty LLP to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 21st day of April, 2022.



M/S. RAJIV PATEL & ASSOCIATES


PROPRIETOR

Encl : **Annexure "A"**.

ANNEXURE "A"

(Flow of Title of the said Land)

Re: All that piece and parcel of land or ground admeasuring 2000 sq.mtrs earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610 situate, lying and being at Village Ghorpadi within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and which land earlier bearing Survey No.65 Hissa No.1C and presently out of land bearing CTS No.610, Ghorpadi, Pune is bounded as follows, that is to say:-

On or towards the East	:By land earlier bearing Survey No.65/1B, Ghorpadi.
On or towards the South	:By land earlier bearing Survey No.65 Hissa No.1+2/1/2/3, and later bearing Survey No. 65/1E, Ghorpadi.
On or towards the West	:By D.P. Road.
On or towards the North	:By land earlier bearing Survey No.65 Hissa No.1+2/1/2/4, and later bearing Survey No. 65/1F, Ghorpadi.

1. Anandrao aka Anantrao Vyankatrao Mudliar, Govindrao Vyankatrao Mudliar and Nagubai aka Bagubai Vyankatrao Mudliar, were the holders of certain lands in Village Ghorpadi, Taluka Pune City, District Pune.
2. On 18.12.1940, the said Anandrao aka Anantrao Vyankatrao Mudliar, Govindrao Vyankatrao Mudliar and Nagubai aka Bagubai Vyakatrao Mudliar, partitioned certain lands held by them including the lands bearing Survey No.65 Hissa Nos. 1 and 2, Village Ghorpadi, Pune, on such partition, the said lands bearing Survey No.65 Hissa Nos.1 and 2, Village Ghorpadi, Pune came to the share of the said Anandrao aka Anantrao Vyankatrao aka Vyenkatesh Mudliar. The name of the said Anandrao aka Anantrao Vyankatrao aka Vyenkatesh Mudliar was



duly entered on the Revenue Record as the holder thereof vide Mutation Entry No.1096.

3. In view of the fact that the said lands bearing Hissa Nos. 1 and 2 of Survey No.65 were held by one owner i.e. the said Anandrao aka Anantrao Vyankatrao aka Vyankatesh Mudliar, the said lands were clubbed and such land was assigned Hissa No.1+2 of Survey No.65, Ghorpadi, Pune.
4. The said Anandrao aka Anantrao Vyankatrao aka Vyankatesh Mudliar died on 03.12.1960, leaving behind him as his only heirs and next-of-kin, his mother namely, Nagubai aka Bagubai Vyankatrao aka Vyankatesh Mudliar, his widow namely, Indirabai Anantrao Mudliar, his son namely, Narendra Anantrao Mudliar and his daughter namely, Sunandabai N. Mudliar. The names of the said heirs of the said Late Anandrao aka Anantrao Vyankatrao aka Vyankatesh Mudliar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.65 Hissa No.1+2, Village Ghorpadi, Pune as the holders thereof vide Mutation Entry No.1770.
5. Pursuant to Application made by the said Indirabai Anantrao Mudliar and Sunandabai N. Mudliar in that behalf to the Revenue Authority, their names were deleted as holders of shares in the said land bearing Survey No.65 Hissa No.1+2, Ghorpadi, Pune vide Mutation Entry No.1975.
6. The name of the said Nagubai aka Bagubai Vyankatrao aka Vyankatesh Mudliar was also deleted as a holder of a share in the said land bearing Survey No.65 Hissa No.1+2, Ghorpadi pursuant to Application made by the said Narendra Anantrao Mudliar in that behalf vide Mutation Entry No.1976.

M/S. RAJIV PATEL AND ASSOCIATES

7. The provisions of the Maharashtra Weights & Measures Act 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Ghorpadi, Pune vide Mutation Entry No.2045 and, accordingly the area of the said land then bearing Survey No.65 Hissa No.1+2, Ghorpadi was shown to be Hectares 09=42 Ares.
8. Vide a Deed of Sale dated 30.01.1980 (duly registered under Serial No.402 of 1980 with the Sub-Registrar, Haveli II, Pune), the said Narendra Anantrao Mudliar assigned, transferred, assured and conveyed a portion admeasuring Hectares 01=21 Ares out of land then bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune to A.B.C. Farms Private Limited. The said portion admeasuring Hectares 01=21 Ares so conveyed by the said to the said Narendra Anantrao Mudliar to the said A.B.C. Farms Private Limited was assigned Hissa No.1+2/1/2 of Survey No.65, Ghorpadi, Pune while the remaining portion admeasuring Hectares 02=32 Ares continued to be held by the said Narendra Anantrao Mudliar was assigned Hissa No.1+2/1/1 of Survey No.65 and the name of the said A.B.C. Farms Private Limited was entered as the holder of the said land bearing Survey No.65 Hissa No. 1+2/1/2, Ghorpadi vide Mutation Entry No.2232.
9. Vide an Agreement dated 07.02.1980 (duly registered under Serial No.507 of 1980 with the Sub-Registrar, Haveli II, Pune) made by and between the said Narendra Anantrao Mudliar, the said A.B.C. Farms Private Limited, Dr.(Mrs.) B.J. Coyaji & Dr.Kurus Jehangir Coyaji , the said A.B.C. Farms Private Limited was permitted to install a Pump on an Open Well situate in the residual holding of the said Narendra Anantrao Mudliar in the said land bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune to lay a pipeline from the said Well upto the said holding of the said A.B.C. Farms Private Limited out of the said land bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune and to draw water from the said Well etc..



10. Vide an Agreement dated 07.02.1980 (duly registered under Serial No.508 of 1980 with the Sub-Registrar, Haveli II, Pune) made by and between the said Narendra Anantrao Mudliar, the said A.B.C. Farms Private Limited, Dr.B.J. Coyaji & Dr.Kurus Jehangir Coyaji, the said Narendra Anantrao Mudliar who was the holder of the residual portion out of the said land bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune granted to the said A.B.C. Farms Private Limited and to the said Dr.B.J. Coyaji and Another non-exclusive Right of Way over a 15 feet wide Road starting from Bhairoba Nallah and running from North to South and connecting with the then proposed Municipal Road to the south of the said land bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune as a mean of ingress and egress from and to the said holdings of the said A.B.C. Farms Private Limited and to the said Dr.B.J. Coyaji and Another in the land earlier bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune on the terms and conditions therein contained.

11. Vide a Deed of Sale dated 17.07.1981 (duly registered under Serial No.4165 of 1981 with the Sub-Registrar, Haveli II, Pune), the said A.B.C. Farms Private Limited assigned, transferred, assured and conveyed a portion admeasuring 20,000 sq.ft. out of land bearing Survey No.65 Hissa No.1+2/1/2, Ghorpadi, Pune to/in favour of Ramesh Nanji Thakkar and Mathuradas Nanji Thakkar. The said portion admeasuring 20,000 sq.ft. so conveyed by A.B.C. Farms Private Limited to/in favour of the said Ramesh Nanji Thakkar and Mathuradas Nanji Thakkar was assigned Hissa No.1+2/1/2/2 of Survey No.65, Ghorpadi, Pune and the name of the said Ramesh Nanji Thakkar and Another was duly entered on the Revenue Record as the holders thereof vide Mutation Entry No.2259.

12. Vide a Deed of Sale dated 19.01.1990 (duly registered under Serial No.2410 of 1991 with the Sub-Registrar, Haveli II, Pune), the said Ramesh Nanji Thakkar

M/S. RAJIV PATEL AND ASSOCIATES

and Mathuradas Nanji Thakkar assigned, transferred, assured and conveyed the said land admeasuring 20,000 sq.ft. equivalent to 1858.74 sq.mtrs. bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi, Pune together with the Structure standing thereon to/in favour of Meenakshi Gautam Teli, Ashish Gautam Teli and Gautam Budabhai Teli. The names of the said Meenakshi Gautam Teli and Two Others were duly entered on the Revenue Record pertaining to the said land bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi, Pune as the holders thereof vide Mutation Entry No.2742.

13. Certain mistakes in the Revenue Record pertaining to lands in Village Ghorpadi, Pune were corrected pursuant to the Order dated 10.09.2004 bearing No.RTS/7/12/ Sangan/1536/04 of the Tahsildar, Pune City and, accordingly, the land earlier bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi, Pune was assigned Survey No.65 Hissa No.1C, Ghorpadi, Pune. The effect of the said Order dated 10.09.2004 of the Tahsildar was given on the Revenue Record pertaining to the lands which formed the subject matter of the said Order vide Mutation Entry No.6311.

14. The said Gautam Budabhai Teli died intestate on 05.02.1997, leaving behind him as his only heirs and next-of-kin his widow namely, the said Meenakshi Gautam Teli, his two sons namely, the said Ashish Gautam Teli and Ruchir Gautam Teli and his married daughter namely, Niyati Mrugen Shah. As the names of the said Meenakshi Gautam Teli and Ashish Gautam Teli were already shown as holders of shares in the said land Survey No.65 Hissa No.1C, Ghorpadi, Pune, the names of Ruchir Gautam Teli and Niyati Mrugen Shah were duly entered on the Revenue Record as holders of the shares therein as the heirs and next-of-kin of the said Late Gautam Budabhai Teli alongwith the said Meenakshi Gautam Teli and Ashish Gautam Teli vide Mutation Entry No.8630.



15. Pursuant to the provisions of the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules, 1971 as amended by Government Notification of 07.09.1983, the Record of Rights of Village Ghorpadi, Pune was transferred to Property Cards opened by the City Survey Office, Pune and whereas on coming into force of the said Rules, lands earlier bearing Hissa Nos. 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1/2A/A, 1/2A/B, 1/2A/C, 1/2D, 1/2E, 1/2J, 1/2F, 1/2D. 1/2A/1 and 1/2A/2 of Survey No. 65, Ghorpadi, Pune were included in land admeasuring 41,800 sq.mtrs. bearing CTS No. 610, Ghorpadi, Pune and the names of the said Meenakshi Gautam Teli, Ashish Gautam Teli, Ruchir Gautam Teli and Niyati Mrugen Shah were shown as the holders of a portion admeasuring 2000 sq.mtrs. thereof.
16. Vide a Sale Deed dated 09.09.2021 (duly registered under Serial No. 11826 of 2021 with the Sub-Registrar, Haveli XX, Pune), the said Meenakshi Gautam Teli, Aashish Gautam Teli, Ruchir Gautam Teli and Niyati Mrugen Shah assigned, transferred, assured and conveyed the above captioned Land to/in favour of the said VistaaraHomes Realty LLP. The name of the said VistaaraHomes Realty LLP is duly entered on the Property Card maintained by the City Survey Office, Pune in respect of the said above captioned Land as the holder thereof vide Mutation Entry No. 815.
17. In the above circumstances, the said VistaaraHomes Realty LLP came to be the absolute owner of the above captioned Land.
18. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.
19. As part of investigation of title of the said VistaaraHomes Realty LLP to the above captioned Land, we have inspected the Revenue Record pertaining to

M/S. RAJIV PATEL AND ASSOCIATES

the said land earlier bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune and thereafter bearing Survey No.65 Hissa No.1+2/1/2/2, Ghorpadi and presently bearing CTS No.610, Ghorpadi, Pune for the past thirty years. Such inspection has not disclosed any fact or circumstances prejudicial to the title of the said VistaaraHomes Realty LLP to the above captioned Land. The name of the said VistaaraHomes Realty LLP is been duly entered on the Property Card maintained by the City Survey Office, Pune in respect of the above captioned Land as the holder thereof.

20.As part of investigation of the then Owners, the said Meenakshi Gautam Teli and Three Others, to the above captioned Land, we had notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat" and which notices appeared on 25.06.2021. We have not received any claim or communication from any person or party in response to our said Public Notices.

21.As part of investigation of title of the said VistaaraHomes Realty LLP to the above captioned Land, we have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past Thirty Years in respect of the said land earlier bearing Survey No.65 Hissa No.1+2/1, Ghorpadi, Pune and thereafter bearing Survey No.65 Hissa Nos.1+2/1/2/2 and 1C, Ghorpadi, Pune and presently bearing CTS No.610, Ghorpadi, Pune. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said VistaaraHomes Realty LLP to the same.

22.We have also had Search of the relevant Record of the Civil Court, Pune taken and such Search has not established any litigation in respect of the above captioned Land.



23. We have inspected the originals of all deeds/documents pertaining to the above captioned Land which is in possession and power of the said VistaaraHomes LLP, except the above recited Deed of Sale dated 17.07.1981 (duly registered under Serial No.4165 of 1981 with the Sub-Registrar, Haveli II, Pune) which was not in the possession of the then owners, the said Meenakshi Gautam Teli and Three Others. The said Meenakshi Gautam Teli and Three Others have confirmed in writing that they have not deposited the original of the said Deed of Sale dated 17.07.1981 with any person / party with intention to create mortgage on the above captioned Land.

Dated this 21st day of April, 2022.



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be 'Rajiv Patel', written over the printed name.

PROPRIETOR