

To,
MahaRERA

LEGAL TITLE REPORT

SUBJECT – Title clearance certificate, in respect of the separated landed property, an area admeasuring 30176 sq. ft. bearing Survey No. 261 Hissa No.1/2 out of total area, admeasuring 00 Hectare, 91 Ares, assessed at Rs.00.75, lying, being and situated at Village-Lohgaon, Taluka-Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar, Haveli.

I was entrusted with an assignment by SKYRISE BUILDCON LLP, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at Sai Sadan, Plot No. A-18, Kasturba Housing Society, Alandi Road, Vishrantwadi, Pune – 411 015, through its Partners, Mr. Anshul Ashok Goyal and Mr. Sunil Tilakchand Agarwal, to have a Search for the last 30 years and a Title Report, in respect of the landed property, referred to above and (for the sake of convenience hereinafter referred to as the “said property”)

1) DESCRIPTION OF THE PROPERTY :

(BEING DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS REPORT),

All that piece and parcel of separated landed property, an area admeasuring 30176 sq. ft. from and out of the above said entire Landed Property, Survey No. 261, Hissa No. 1/2, totally admeasuring 00 Hectare, 91 Ares, assessed at Rs.00.75, lying, being and situated at Village-Lohgaon, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar, Haveli,(Pune), and the said area, admeasuring 30176 sq. ft., is bounded as follows:-.

On or towards the East : By land, Survey No. 261/2,
Sardarji Gotha,

On or towards the South : By land, Survey No. 260 , and
property of Mr. Anil Shinde,

On or towards the West : By land, Survey No. 261(part)
property, and property of Mr.
Alkesh Tripathi and Mr.
Bhosale,

On or towards the North : By land, remaining area of +
S.No. 261 and property of
Mr.Umbhar, Mr. Majoj
Jadhav and Smt Kaba,

Together with all easementary rights, title and interest
attached thereto.

2) THE DOCUMENTS OF THE LAND:-

**DOCUMENTS IN RESPECT OF SAID LANDED
PROPERTY/IES**

- A. Copy of Civil Suit No. 1109/1985, filed in the Hon'ble Court Civil Judge, Jr. Div. Pune, by Smt. Sumindrabai Vitthal Khese & Others – against
- B. Decree of the Hon'ble Court IIIrd, Jt. Civil Judge, Jr. Division, Pune dated 31/01/1991, in Civil Suit No. 1109/1985.
- C. Copy of Darkhast No. 213/1991 order in Civil Suit No. 1109/1985 and Partition Letter No. Darkhast SR/1/92, dated 19.05.1993 of Tahasildar, Haveli.
- D. Sale deed, dated-19.09.1996, Sr. no. 4091/1996 , executed by Smt. Samindrabai and ii) Mr. Laxman Vitthal Khese, in favor of Dr. Laxmikant Madhav Murudkar
- E. Sale Deed, dated-19.09.1996 Haveli No. 8, Sr. No. 4891/1996, executed by i) Smt. Samindrabai and ii) Mr. Laxman Vitthal Khese in favor of Dr. Laxmikant Madhav Murudkar
- F. That one Zone Certificate, bearing No. Zone 4/43, dated- 04.04.2018 issued by Deputy Engineer, Pune Municipal Corporation
- G. Public notice dated 06.01.2019, issued in Daily Prabhat News Paper
- H. Sale Deed, dated- 01.10.2019, Haveli No. 8,(Pune), Sr. No. 7073/2019, executed by , i) Smt Ranjana Laxmikant Murudkar ii) Mrs. Rupali Sachin Nilekar iii)Mrs. Dipali Vinayak Junnarkar and iv) Dr. Manish Laxmikant Murudkar in favor of Skyrise Buildcon LLP.

- I. Above said owners also executed a 'Power of Attorney, Indemnity Bond, and a Possession Receipt, all dated 01.10.2019, Haveli No. 8,(Pune), Sr. no. 7074/2019, 7076/2019, and 7079/2019, respectively, to and in favor of the, Skyrise Buildcon LLP .
- J. Order of the Tahsildar, Haveli, Ref No. Lohgaon / 17, dated - 21,11,2019
- K. Commencement Certificate, dated- 23/11/2023, bearing No. CC/2122/23
- L. Copy of Regular Civil Suit No 654/2024 filed in the Court of Hon'ble Civil Judge Jr. Division, Pune, at Pune, by Sagar Laxman Khese, & others against i) Smt Ranjana Laxmikant Murudkar & Others.
- 3. 7/12 Extract of S. No. 261 since the year 1930 upto 2024, with its sub di
- 3.1 Mutation No: 4286, 4561, 6005, 7015, 10362, 12554, 14811, 17978, 31256, 31257, 39254, 39492, 43202, 47134,
- 4) Search for the last 30 years has been carried out and completed, in respect of the said property, in the concerned offices of the Sub Registrars, Haveli, (Pune), by way of E-Search and verification of records, for the period referred to above, under Search Receipt No. MH-014075962202425U, dated-09.01.2025, issued by the Sub Registrar, Haveli No.1, (Pune). The said Original Search Receipt is attached to this Report, forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort, was found to be recorded in respect of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties, I am of opinion that the title of following SKYRISE BUILDCON LLP, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at Sai Sadan, Plot No. A-18, Kasturba Housing Society, Alandi Road, Vishrantwadi, Pune – 411 015, through its Partners, Mr. Anshul Ashok Goyal and Mr. Sunil Tilakchand Agarwal, is clear, marketable and without any encumbrances, subject to whatever stated in the report.

OWNERS OF THE LAND :-

SKYRISE BUILDCON LLP", a Partnership Firm, Pune, registered under Indian Partnership Act, 2008, having its registered Office at Sai Sadan, Plot No. A-18, Kasturba

Housing Society, Alandi Road, Vishrantwadi, Pune – 411 015 through its partners 1) Mr. Anshul Ashok Goyal 2) Mr. Sunil Tilakchand Agarwal, are the absolute owners of the said property, having clean, clear and marketable title to the said property, specifically mentioned in the Schedule written hereunder, subject to whatever stated a

The report reflecting the flow of the title of the Owners, on the said land is enclosed herewith as annexure

Encl : Annexure

Place: Pune,

Dated - 14/01/2025

(D. V. NANÉKAR),
ADVOCATE,



Ref

Date : 14/01/2025

ANNEXURE
FLOW OF THE TITLE OF THE LAND

The separated landed property, of an area admeasuring 30176 sq. ft. bearing Survey No. 261 Hissa No.1/2 out of total area, admeasuring 00 Hectare, 91 Ares, assessed at Rs.00.75, lying, being and situated at Village- Lohgaon, Taluka-Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar, Haveli. (Hereinafter for the sake of convenience hereinafter referred to as the said property)

Certain Revenue Record and Title Deeds, were also made available for my inspection. Therefore, this Report is prepared on the basis of the documents and records those were made available to me for my inspection.

This Report is restricted to the above said property which is the subject matter of this Report and therefore, other irrelevant mutation entries and documents have been avoided.

FLOW OF TITLE IN RESPECT OF SEPARATED LANDED PROPERTY BEARING S.No. 261 HISSA NO. 1/2 , ADMEASURING 30176 SQ. FT.

1. That from the record of rights since the year 1930, it is seen that the land, bearing Survey No. 261, totally admeasuring 13 Acres ,09 Gunthe, (including pot kharaba 1 Acre ,39 Gunthe), was originally standing in the name of one Shri. Kesu Maruti Khese, as an absolute owner.
2. That the Mutation Entry No. 4286 indicates that as per the Govt. notification Urban Development along with the order of Mamledar Saheb, Order Ref. No. WS/I/745/62, dated- 22.05.1962, the said property along with the others were included in the limits of Pune Municipal Corporation.
3. That the Mutation Entry No. 4561 indicates that the provisions of Maharashtra State Weights and Measurements Act, 1958 and Indian Coinage Act, 1955, have been made applicable to village Lohgaon and as such New Metric system was introduced.
4. That the Mutation Entry No. 6005 indicates that one Mr. Madhav Divakar Mukadam, purchased a separated piece of land , on 12.11.1974, by virtue of a Sale Deed, from the Owners, S/Shri. Kesu Maruti Khese, Tukaram, Dnyanoba and Sakharam Kesu Khese. Based on the said registered Sale Deed, the original Survey no.261 was sub divided as follows:

(Area:-in Acres and Gunthe)

Survey No.	Area Acres.Gunthe.	Owner/Possessor
261/1	09 .10 (Pot Kharaba 01. 39)	Kesu Maruti Khese
261/2	02.00	Madhav Divakar Mukadam , Purchaser.

5. That the Mutation Entry No. 7015 indicates that Bullock Tagai loan for an amount of Rs. 2001/- was recorded in other rights column of the said property.

6. That the Mutation Entry No. 10362 indicates that the Owner of the land, Survey .No. 261/1 ,Shri Kesu Maruti Khese expired intestate ,on 10.04.1983, leaving behind him sons 1) Tukaram Kesu Khese 2) Dnyaneshwar Kesu Khese 3) Sakharam Genu Khese , Late Shri Vitthal Kesu Khese, by heirs, Grandsons 4) Laxman Vitthal Khese, Daughter- in-law, 5) Smt. Samindra Vitthal Khese , widow, 6) Laxmibai Kesu Khese, as his legal heirs. Accordingly, the said legal heirs were brought on the record of rights of the said property, left behind by the said deceased.

7. That the Mutation Entry No. 12554 indicates that as per the notification by the Collector, Pune District, Pune ,Tenancy Branch, vide Ref. No. 24/29, dated- 12.01.1989 along with the Order of the Tahasil Office, Haveli Taluka, Ref. no. TAHAT/23/1989, dated- 23.01.1989, all Government Tagai along with the interest thereon ,are waived ,and accordingly the effect of the same, was given to the record of rights of the said property.

8. That as the other legal heirs denied the share of Late Vitthal Kesu Khese's heirs, such said heirs namely, 1) Smt. Sumindrabai Vitthal Khese 2) Shri Laxman Vitthal Khese, instituted Civil Suit numbered as 1109/1985, in the Court of Civil Judge, Jr. Division, Pune, for Partition and Declaration of their share, in the said land, Survey No. 261.

9. That the above said Civil suit was decreed on- 31.01.1991, by The Court of III Jt. Civil Judge Junior Division, Pune, and the claim of the Plaintiffs, 1) Smt. Sumindrabai Vitthal Khese and 2) Shri Laxman Vitthal Khese ,was decreed for their 1/5th share in the said land and the Collector, Pune, was directed to effect partition by metes and bounds and to deliver the possession of the said share of land to the said Plaintiffs, therein.



10. That the Mutation Entry No. 14811 indicates that with reference to the above said Civil Suit No. 1109/1985 and Darkhast No. 213/1991, and in pursuance of which the order of Tahsildar Saheb, Haveli, vide ref. no. Partition Letter No. Darkhast SR/1/92, dated- 19.05.1993, the possession of an area admeasuring 00 Hectare, 91 Ares, was delivered to the above said Plaintiffs, i) Smt Samindrabai Vitthal Khese and ii) Mr. Laxman Vitthal Khese, from the Defendants therein, namely, i) Laxmibai Kesu Khese ii) Tukaram Kesu Khese iii) Dnyaneshwar Kesu Khese and iv) Sakharam Kesu Khese. Accordingly, based on the said Tabe Pavti, the original Survey no. 261/1, was further sub divided as follows:

(Area-In Hectare and Are),

Survey No.	Area(H.R) Cultivable	Pot Kharaba	Possessor
261/1/1	3.00	0.64	Ori. owner Tukaram Kesu Khese & others
261/1/2	0.75	0.16	Samindra Vitthal Khese & Others

11. That the Mutation Entry No. 17978 indicates that by virtue of Sale deed, dated-19.09.1996, registered in the office of Sub-Registrar, Haveli,(Pune), vide sr. no. 4091/1996, the above said erstwhile Owners, i) Smt. Samindrabai and ii) Mr. Laxman Vitthal Khese, sold, transferred and conveyed part of an area, admeasuring 30176 sq. ft. from and out of their total land, admeasuring 00 Hectare, 91 Ares, to and in favor of the Purchaser therein, Dr. Laxmikant Madhav Murudkar. But the said entry was cancelled, due to insufficient address, non submission of Zone Certificate and proof of being agriculturist.

12. That an effect of the above said registered Sale Deed, has been given to the record of rights of the said property, vide mutation entry no. 31256.

13. That the Mutation Entry No. 31257 indicates that the Owner, Dr. Shri Laxmikant Madhav Murudkar, expired intestate on 20.05.2009, leaving behind him a widow, 1) Smt Ranjana Laxmikant Murudkar, a son 2) Manish Laxmikant Murudkar, daughters 3) Mrs. Rupali Sachin Nilekar and 4) Dipali Laxmikant Murudkar, as his legal heirs. Accordingly, the said legal heirs have brought on record of rights of the said property left behind by the said deceased.

14. That the Mutation Entry No. 39254 indicates that by virtue of a Sale Deed, dated-19.09.1996 registered in the office of Sub-Registrar, Haveli No. 8, vide Sr. No. 4891/1996, the Owners i) Smt. Samindrabai and ii) Mr. Laxman Vitthal Khese, sold part of their land, admeasuring 30176 sq. ft. from and out of their total land, area admeasuring 00 Hectare, 91 Ares, to and in favor of the Purchaser therein, Dr. Laxmikant Madhav Murudkar. Based on the above said Sale Deed, an effect was given to the record of rights of the said property, vide mutation entry no. 17978, which was cancelled. Against the above said cancellation of mutation entry, an RTS appeal was preferred before the SDO, numbered as RTS/Appeal/181/2013. The said Appeal was decided on 03.04.2013, and as per the said Order, an effect was given to the record of rights of the said property, vide above said mutation entry no. 39254.

15. That the Mutation Entry No. 39492 indicates that the said owner, Dr. Laxminkant Madhav Murudkar, expired intestate on 20.05.2009, leaving behind him, a widow, 1) Smt. Ranjana Laxmikant Murudkar, daughters 2) Mrs. Rupali Sachin Nilekar, 3) Mrs. Dipali Vinayak Junnarkar, and a son 3) Dr. Manish Laxmikant Murudkar, as his legal heirs. Accordingly, the said legal heirs have brought on record of rights of the said property left behind by the said deceased.

16. That the Mutation Entry No. 43202 indicates that as per implementation of E- Mutation project to match handwritten record of rights with computerized records, as per the order of Tahsildar, Haveli, Pune, the said 7/12 extract of Survey no. 261/1/2 was rectified and updated accordingly, on record of rights of the said property.

17. That one Zone Certificate, bearing No. Zone 4/43, dated- 04.04.2018 issued by Deputy Engineer, Pune Municipal Corporation, is on record, in which the property, Survey No. 261 is classified under 'Residential' Zone and part of it is affected by two 12 and 24 Meter D.P. Road.

18. That to ascertain the objections, if any, a public notice was also duly published on 06.01.2019, in Daily Prabhat News Paper. In this context, I would like to specifically mention over here that I have not received any objections till this date.

19. That by virtue of a Sale Deed, dated- 01.10.2019, registered at the Office of the Sub Registrar, Haveli No. 8, (Pune), vide Sr. No. 7073/2019, the above said Owners, i) Smt Ranjana Laxmikant Murudkar ii) Mrs. Rupali Sachin Nilekar iii) Mrs. Dipali Vinayak Junnarkar and iv) Dr. Manish Laxmikant Murudkar, have sold, transferred and conveyed their entire separated land, admeasuring 30176 sq.ft from and out of entire land, Survey No. 261/1/2, totally admeasuring 00 Hectare, 91 Ares, (including pot kharaba 00 Hectare, 16 Ares) to and in favor of the Purchaser, Skyrise Buildcon LLP, a Registered Partnership Firm, a registered

Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at Sai Sadan, Plot No. A-18, Kasturba Housing Society, Alandi Road, Vishrantwadi, Pune – 411 015, through its Partners, 1) Mr. Anshul Ashok Goyal and 2) Mr. Sunil Tilakchand Agarwal. Thus, based on the above said registered Sale Deed, the above said Skyrise Buildcon LLP, a Registered Partnership Firm, through its Partners, 1) Mr. Anshul Ashok Goyal and 2) Mr. Sunil Tilakchand Agarwal, has become an absolute Owner of the said property.

That in pursuance of above said Sale Deed, dated- 01.10.2019, the above said Owners, have also executed, a Power of Attorney, Indemnity Bond, and a Possession Receipt, all dated 01.10.2019, registered at Haveli No. 8,(Pune), vide sr. no. 7074/2019, 7076/2019, and 7079/2019, respectively, to and in favor of the Purchaser, Skyrise Buildcon LLP, through its Partners, 1) Mr. Anshul Ashok Goyal and 2) Mr. Sunil Tilakchand Agarwal.

20. That the Mutation Entry No. 47134, duly certified, indicates that as per the Order of the Tahsildar, Haveli Taluka, vide Ref. No. Lohgaon / 17, dated - 21.11.2019, the wrong area of the said property, recorded as 00 Hectare, 03 Ares, (in computerised 7/12), has been got corrected, as 30176 sq. feet, i.e. 2804 sq.mtrs.,. Accordingly, an effect has been given to the record of rights of the said property.

21. That above said SKYRISE BUILDCON LLP, through its Partners, Shri. Anshul Ashok Goyal and Sunil Tilakchand Agarwal have applied for and obtained sanction from the Municipal Corporation of Pune, vide its Commencement Certificate, dated- 23/11/2023, bearing No. CC/2122/23 for a layout of buildings and Proposed Building in respect of the said Land.

DETAILS OF SUITS, CLAIM etc :-

22. That, Shri. Sagar Laxman Khese, & Others, have filed a Regular Civil Suit in the Court of Hon'ble Civil Judge Jr. Division, Pune, at Pune, numbered as RCS No 654/2024, for 'Partition, Declaration, Injunction and Cancellation of Sale Deed, against the erstwhile Owners, i) Smt Ranjana Laxmikant Murudkar ii) Mrs. Rupali Sachin Nilekar iii) Mrs. Dipali Vinayak Junnarkar and iv) Dr. Manish Laxmikant Murudkar, and the present Owners, SKYRISE BUILDCON LLP, a Registered Partnership Firm, a registered Partnership Firm, registered under Indian Partnership Act, 2008, having its registered Office at Sai Sadan, Plot No. A-18, Kasturba Housing Society, Alandi Road, Vishrantwadi, Pune – 411 015, through its partners, 1) Mr. Anshul Ashok Goyal and 2) Mr. Sunil Tilakchand Agarwal. The said Civil Suit is pending as on date in the court of law.

I have inspected the photo copy of the documents mentioned hereinabove.

GENERAL :

A) It is represented to us by our clients that there is no pending litigation, proceedings, enquiry, etc, before any court of law, tribunal, etc, except the above mentioned suit no RCS No 654/2024, in respect of the said property and I have relied on the same and no separate search in the courts is carried out.

B) The boundaries which are mentioned herein above are provided by the client to me.

C) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims, demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report, subject to whatever mentioned above.

D) This report is based on the review of the documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made by the client.

E) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

1. Search for the last 30 years has been carried out and completed, in respect of the said property, by way of E-Search module in (IGR Maharashtra), vide Search Receipt No. MH-014075962202425U, dated - 09 /01 / 2025, issued by Sub Registrar, Haveli-1(Pune),

2. The original Search Receipt is attached to this Report forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort was found to be recorded in respect of the said properties.

3. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

Pune,
Dated - 14/01/2025.

(D. V. NANEKAR),
ADVOCATE,

