

SANJAY T. AGARWAL
ADVOCATE

‘Gopalkrupa’, Revenue Colony,
Shivajinagar, Pune- 411005
Mobile No. 9822097441

To,
Hon’ble MAHARERA Authority,
Address: 6th & 7th floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 400051

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land admeasuring 27,313 sq mtrs out of land admeasuring 61,463 sq mtrs bearing CTS No. 4667 (earlier out of land bearing S. No. 162), lying, being and situated at village: Akurdi, Taluka: Haveli, District: Pune within the local limits of Pimpri Chinchwad Municipal Corporation, (Hereinafter referred to as ‘the said plot’)

I have investigated the title of the said plot on the request of **Zenethist Realty LLP** and perused following documents i.e.

1) **Description of the property:**

All that piece and parcel of land or ground being a portion admeasuring 27,313 sq mtrs (including area under nala) out of the land admeasuring 61,463 sq mtrs bearing CTS NO. 4667 (earlier out of land bearing Survey No. 162) situate, lying and being at Village: Akurdi within the registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pimpri-Chinchwad and the same is bounded as under:

On or towards the East	: By 61 mtrs wide road and part sold to Megapillar Realty LLP
On or towards the South	: By part sold to Megapillar Realty LLP and 18 meter wide road.
On or towards the West	: By compound wall and thereafter part retained by vendor out of CTS No. 4667
On or towards the North :	By compound wall and thereafter part retained by vendor out of CTS No. 4667 and 61 mtr wide road

2) The documents of allotment of plot:

- a) Copy of Deed of Conveyance dated 03/11/2023 which is registered in the office of Sub Registrar, Haveli No. 22 (Pune) at Sr. No. 24619/2023
- b) ME No. 1296

3) Property card:

Extract of property card of said plot bearing CTS No. 4667 (earlier out of land bearing Survey No. 162), Akurdi, Taluka: Haveli, District: Pune issued by Competent Authority showing name of Zenethist Realty LLP.

4) Search Report for 30 years from 1994 to 2024

On perusal of all the above documents and relevant documents relating to title of the said property, I am of the opinion that the title of Zenethist Realty LLP with respect to the said plot admeasuring 27,313 sq mtrs out of land admeasuring 61,463 sq mtrs bearing CTS No. 4667 (earlier out of land bearing S. No. 162), lying, being and situated at village: Akurdi, Taluka: Haveli, District: Pune is clear, marketable and without any encumbrance.

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

ENCL:

Annexure:

Flow of title



Date: 11/04/2024

SANJAY T. AGARWAL
ADVOCATE

SANJAY T. AGARWAL
B.Com., L.L.B. Advocate
OFFICE No. 401, 'GOPALKRUPA APARTMENT'
REVENUE COLONY, BEHIND HOTEL SURBHI,
NEAR JANGLI MAHARAJ TEMPLE, JM ROAD,
SHIVAJINAGAR, PUNE 411005
TEL NO: 9764582231

ANNEXURE

FORMAT – A
Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND

- 1) Greaves Cotton & Company Limited was the owner of land bearing Survey No.162, Akurdi admeasuring 24 Hectares 00 Ares. Their name was appearing on the Revenue Record pertaining to the said Land.
- 2) The name of the said Greaves Cotton & Company Limited was changed to "Greaves Limited" which was duly entered on the Revenue Record pertaining to the said Land bearing Survey No.162, Akurdi as the holder thereof vide Mutation Entry No.3422 dated 14.10.1994. Further, the name of the Company was changed to "Greaves Cotton Limited" and effect of such change of name was given in the revenue record in respect of the said land vide Mutation Entry No.4829 on 14.02.2008. The said change of name is confirmed from the Certificates of change in name issued by Registrar of Companies, Maharashtra, Mumbai.
- 3) The following CTS Numbers were assigned to the said land then bearing Survey No.162, Akurdi by the City Survey Office, Pimpri – Chinchwad with the respective areas thereto which are as under:

CTS No.	Area shown in numbers on the property register card (In Sq.Mtrs)
4662	29440.50
4663	42170.90
4664	17375
4665	9563.80
4666	50822.40
4667	61463
Total	210836.20

Hereinafter referred to and called as 'the said larger land'.

- 4) The original area of CTS No. 4667, Akurdi was 66776.20 sq. mtrs but after acquisition by the Government of a portion admeasuring 5313.20 sq mtrs. for the widening of the 61 mtrs wide Pune-Mumbai National Highway, the area of CTS No. 4667, Akurdi stood reduced to 61463 sq. mtrs.
- 5) Further an area admeasuring 8845 sq. mtrs. out of the land bearing CTS No. 4667, Akurdi has been acquired for the purpose of 18 mtrs. wide road and in the circumstances, the net area out of CTS No. 4667, Akurdi held by Greaves Cotton Limited was 52,618 sq. mtrs.
- 6) The said Greaves Cotton Limited applied to the Government of Maharashtra, revenue and Forest Department for permission for transfer of the said lands bearing CTS Nos. 4662, 4663, 4664, 4665 and 4667, Akurdi forming part of the said larger land as contemplated in resolution dated 11/01/2018 and 29/06/2022 of the Government of Maharashtra, Revenue and Forest Department.
- 7) Vide Government Memorandum/Dnyapan dated 30/01/2023 bearing No. Sankirn-2021/Pr Kra 20/A-3, the Desk Officer, Revenue and Forest Department, Government of Maharashtra ("Government Memorandum") permitted transfer of the lands bearing CTS Nos. 4663, 4664, 4665 and 4667 out of the said Larger Land by Greaves Cotton Limited on payment of a sum to be arrived at with reference to the value of the said land according to the Annual Statement of Rates prepared by the Office of the Inspector General of Registration and Chief Revenue Controlling Authority, Government of Maharashtra and on other terms and conditions therein contained. The sum of amount as per the said Government Memorandum was duly paid vide Challan No. MH002198224202324M dated 18/05/2023.
- 8) Accordingly, the Collector, District Pune permitted transfer of lands bearing City Survey Nos. 4663, 4664, 4665 and 4667 out of the said Larger Land by Greaves Cotton Limited vide his Order dated 07/06/2023 bearing No. PMH/Vikri Parvangi/CR/01/2023 ("Collector's Order") on the terms and conditions therein contained.
- 9) Vide a Deed of Conveyance dated 03/11/2023 (duly registered under Serial No. 24619 of 2023 with the Sub-Registrar, Haveli 22, Pune), Greaves Cotton Limited assigned, transferred, assured and conveyed land admeasuring 27,313 sq. mtrs. out of the said total land admeasuring 61,463 sq. mtrs. bearing CTS No. 4667, Akurdi to/in favour of Zenethist Realty LLP, a Limited Liability Partnership constituted under the provisions of the Limited Liability Partnership Act, 2008 bearing registration no. AAW-2976,

having its registered office at: B-38, Ashwini Society, Shivajinagar, Pune- 411005, represented through its Designated Partner Mr. Sumit Subhash Tayal. The name of Zenethist Realty LLP has been duly entered on the relevant Revenue Record as the holder of the said Land vide Mutation Entry No. 1296. Therefore, Zenethist Realty LLP has become the sole, absolute owner and possessor of the said plot.



Date: 11/04/2024

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