

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 CERTIFICATE

Subject: Title Clearance Certificate with respect to land admeasuring 04 Hectare 13.81Are out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring 01 Hectare 92 Are, S. No. 13/2 admeasuring 03 Hectare 83Are situated at Village: Punawale, Taluka: Mulshi, District: Pune.

I have investigated the title of the said plot on the request of **M/s. Unique Spaces LLP**.

- 1) Description of the property:
Land admeasuring 04 Hectare 13.81Are out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring 01 Hectare 92 Are, S. No. 13/2 admeasuring 03 Hectare 83Are situated at Village: Punawale, Taluka: Mulshi, District: Pune within the local limits of Pimpri Chinchwad Municipal Corporation.
- 2) The documents of allotment of plot:
 - a) Copy of Development Agreement and Power of Attorney both dated 09/05/2022 registered in the office of Joint Sub-Registrar, Havel No. 23, Pune at Sr. No. 10504/2022 & 10505/2022 respectively.
 - b) Copy of Confirmation Deed dated 19/08/2024 registered in the office of Joint Sub-Registrar, Haveli No. 10, Pune at Sr. No. 22876/2024
 - c) Copy of 2 sale deeds registered in the office of Sub-Registrar Maval, Pune on 12/06/1998 at Sr. No. 2383/1998 & 2385/1998.
 - d) Copy of 4 sale deeds registered in the office of Sub-Registrar Mulshi, (Paud), Pune on 12/06/1998 at Sr. No. 2381/1998, 2382/1998, 2384/1998 and 2386/1998 respectively.
 - e) Copy of sale deed dated 12/05/1997 registered in the office of Sub-Registrar Mulshi, Pune at Sr. No. 1742/1998
- 3) 7 x 12 extracts & corresponding Mutation Entries.
- 4) Search Report for 32 years from 1992 till 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 **M/s. Unique Spaces LLP, through its Partner, Mr. Sumit Subhash Tayal to develop** the land admeasuring 04 Hectare

13.81 Are out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring 01 Hectare 92 Are, S. No. 13/2 admeasuring 03 Hectare 83 Are situated at Village: Punawale, Taluka: Mulshi, District: Pune is clear, marketable and without any encumbrance.

2/- Owners of the land:

- 1) Shri. P.A. Inamdar (part of S. No. 13/1/1)
- 2) Shri. Tanveer P. Inamdar & Shri. Parvez P. Inamdar (S. No. 13/1/2)
- 3) Smt. Abeda P. Inamdar, Shri. Tanveer P. Inamdar, Shri. Iftekhar P. Inamdar, Shri. Parvez P. Inamdar (S. No. 13/2)

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

ENCL: Annexure

Date: 26/08/2024



SANJAY T. AGARWAL
ADVOCATE

SANJAY T. AGARWAL

B.Com., L.L.B. Advocate

OFFICE No. 401, 'GOPALKRUPA APARTMENT'
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ANNEXURE

FORMAT – A

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND

- 1) **With respect to land admeasuring 1H out of S. No. 13/1/1:**
 - A. The land bearing Survey No. 13, Hissa No. 1, admeasuring an area about 9 Acres, 20 Gunthas situated at revenue village: Punawale, Taluka: Mulshi, District: Pune was previously owned by Mr. Jaywant Balaji Shinde. The said owner agreed to sell an area admeasuring about 01 Hectare 90 Ares, on behalf of his Hindu Undivided Family to Mr. Larson Butamal, out of the said larger land. The said owner Mr. Jaywant Balaji Shinde expired on 11/03/1970. His legal heirs i.e. Mr. Maruti Jaywant Shinde and others sold and transferred the said land to Mr. Larson Butamal by executing a sale deed dated 10/12/1971, which is duly registered in the office of Sub-Registrar Maval (Pune) on the same day, at Sr. No. 1214/1971. The name of the said purchaser was mutated on the record of rights of the said property vide Mutation Entry No. 749. The said portion purchased by Purchaser i.e. Mr. Larson Butamal was numbered as Survey No. 13, Hissa No. 1/1 for portion admeasuring 04 Acres 30 Ares and separate 7/12 extracts were made of Survey No. 13, Hissa No. 1/1 and Mr. Larson Butamal was in possession of the portion purchased by him. That the remaining area / portion of the land retained by the Shinde family was numbered as Survey No. 13, Hissa No. 1/2.
 - B. The said Mr. Larson Butamal conveyed the land admeasuring an area about 01 Hectare, 00 Are, out of area purchased and held by him to Mr. P. A. Inamdar. By way registered sale deed dated 12/05/1997, which is duly registered in the office of Sub-Registrar Mulshi (Pune) at Sr. No. 1742/1998. Thereby name of purchaser Mr. P. A. Inamdar has been recorded on the record of rights vide mutation entry No. 1890.
 - C. Under the Development Plan of the said area, an area admeasuring 3.08 Ares out of the said land Survey No. 13, Hissa No. 1/1 was shown / earmarked for Industrial Amenity purpose by Pimpri Chinchwad Municipal Corporation. Said Mr. P.A Inamdar handed over the area of 3.08 Ares to the Pimpri Chinchwad Municipal Corporation, by

executing necessary Possession Receipt dated 19/12/2015 in favour of Pimpri Chinchwad Municipal Corporation, which is registered in the office of Sub-Registrar Haveli No. 5, (Pune) at Sr. No. 10606/2015. Accordingly the name of Pimpri Chinchwad Municipal Corporation was mutated on the record of rights of the said land and the area held by Mr. P.A Inamdar came to be reduced. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 4990. Thus said Mr. P. A. Inamdar held 00 Hectare 96.92 Ares out of said land Survey No. 13, Hissa No. 1/1. The said purchaser is in lawful possession of the said land continuously from the date of his purchase and is entitled thereto.

2) **With respect to land S. No. 13/1/2 admeasuring 1H 92R:**

- A. The land bearing Survey No. 13, Hissa No. 1, admeasuring an area about 9 Acres, 20 Gunthas, situated at Revenue village: Punawale, Taluka: Mulshi, District: Pune was previously owned by Mr. Jaywant Balaji Shinde. The said owner agreed to sell area admeasuring 01 Hectare 92 Ares on behalf of his Hindu Undivided Family to Mr. Ambot Thomas Thomas out of the said larger land. The said owner Mr. Jaywant Balaji Shinde expired on 11/03/1970. His legal heirs i.e. Mr. Maruti Jaywant Shinde and others sold and transferred the said land to Mr. Ambot Thomas Thomas by way of registered sale deed dated 10/12/1971, which is registered in the office of Sub-Registrar Maval, (Pune) on the same day, at Sr. No. 1215/1971. The name of the said purchaser i.e. Mr. Ambot Thomas Thomas was mutated on the record of rights vide Mutation Entry No. 750. The said portion purchased by him was numbered as Survey No. 13, Hissa No. 1/2. Said Mr. Ambot Thomas Thomas was in possession of the portion purchased by him.
- B. The said Mr. Ambot Thomas Thomas sold, conveyed and transferred the said land for consideration to Mr. Shiv Prasad Sud, by way registered Sale deed dated 01/01/1973, which duly registered in the office of Sub-Registrar Maval, (Pune) at Sr. No. 0002/1973. Accordingly name of the purchaser Mr. Shiv Prasad Sud was mutated on 7/12 extract as owner thereof vide mutation entry No. 899.
- C. Out of the said land, portion of land admeasuring 00 Hectare, 96 Ares, was sold and transferred by said owner Mr. Shiv Prasad Sud to Mr. Parvez P. Inamdar for consideration by executing Sale deed and its registration was completed in the office of Sub-Registrar Maval, (Pune) on 12/06/1998 at Sr. No. 2383/1998.
- D. Out of the said land, remaining portion of land admeasuring 96 Are was sold and transferred by said owner Shri. Shiv Prasad Sud to Shri. Tanveer P. Inamdar for

consideration by executing Sale deed and its registration was completed in the office of Sub-Registrar Maval, Pune on 12/06/1998 at Sr. No. 2385/1998.

- E. The names of Purchaser i.e. Parvez P. Inamdar and Tanveer P. Inamdar had been mutated on the record of the rights on the said land vide mutation No. 1976 & 1977 respectively. The said purchasers were in lawful possession of the said land continuously from the date of their purchase and are absolutely entitled thereto.
- F. Under the Development Plan of the said area, an area admeasuring 9.83 Ares out of the said land Survey No. 13, Hissa No. 1/2 was shown / earmarked for Industrial Amenity purpose by Pimpri Chinchwad Municipal Corporation. Said Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar handed over the area of 9.83 Ares to the Pimpri Chinchwad Municipal Corporation, by way of Possession Receipt dated 19/12/2015, executed in favour of Pimpri Chinchwad Municipal Corporation, which is registered in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 10607/2015. Accordingly the name of Pimpri Chinchwad Municipal Corporation was mutated on the record of rights of the said land and the area held by Shri. Tanveer P. Inamdar and Shri. Parvez P. Inamdar came to be reduced. Thus said Tanveer P. Inamdar and Parvez P. Inamdar held 91.09 Ares and 91.08 Ares respectively, effect of the same is given on the 7/12 extract of the said land vide Mutation Entry No. 4991.
- G. Despite mutation of recording name of the purchaser Tanveer P. Inamdar showed his name as Tanveer, inadvertently the same was written as Tajveer P. Inamdar on the 7/12 extract of the said land. However vide order dated 31/12/2021, passed by Tahsildar, Mulshi, Pune, the same has been corrected to Mr. Tanveer P. Inamdar by Mutation Entry No. 5770 dated 02/06/2022.

3) **With respect to land S. No. 13/2 admeasuring 3H 80R:**

- A. The land bearing Survey No. 13, Hissa No. 2 admeasuring an area about 9 Acres 24, gunthas (including potkharaba) was previously owned by Mr. Keshav Ramchandra Kulkarni (Pundle) and his name was mutated vide Mutation Entry No. 97. After his demise on 29/03/1955, the name of Mr. Balkrushna Keshav Kulkarni (Pundle), the eldest son was recorded as Karta of his Hindu Undivided Family vide Mutation Entry No. 488.
- B. Thereafter Mr. Balkrishna Keshav Kulkarni (Pundle), Mr. Shankar Balkrishna Kulkarni (Pundle), Mr. Vasant Balkrishna Kulkarni (Pundle), Mr. Yashwant Balkrishna Kulkarni (Pundle), Sau Suman Dhondiraj Deshpande and Sau Sudha Sureshrao Kulkarni sold the

said entire land bearing S. No. 13 Hissa No. 2 admeasuring an area about 03 Hectare 89 Ares (which was corrected as 03 Hectare 80 Are as mentioned herein) for consideration to Mr. Shiv Prasad Sud, by way of registered Sale deed dated 29/06/1972, which is registered on the same day, in the office of Sub-Registrar Maval (Pune) at Sr. No. 665/1972. Accordingly the name of purchaser Mr. Shiv Prasad Sud was mutated on 7/12 extract of the said land as owner thereof vide mutation entry No. 754.

- C. Out of the said land Said Mr. Shiv Prasad Sud sold land admeasuring 00 Hectare, 97 Ares to Mrs. Abeda P. Inamdar, area admeasuring 00 Hectare, 97 Ares to Mr. Parvez P. Inamdar, area admeasuring 00 Hectare, 98 Ares to Mr. Tanveer P. Inamdar, area admeasuring 00 Hectare, 97 Ares to Mr. Iftekar P. Inamdar for consideration. For the said purpose Mr. Shiv Prasad Sud executed 4 different sale deeds in favour of the respective owners. Said 4 sale deeds are registered in the office of Sub-Registrar Mulshi, (Paud), Pune at Sr. No. 2381/1998, 2382/1998, 2384/1998 and 2386/1998 respectively on 12/06/1998.
- D. However realizing the mistake made in total area purchased by Inamdar family, said Mr. Shiv Prasad Sud executed Correction deed dated 14/12/1999 registered in the office of Sub-registrar Mulshi (Paud), at Sr. No. 4698/1999, correcting the area sold to Mr. Parvez P Inamdar from 97 Are to 88 Are. Thus the area of the land purchased by Parvez P. Inamdar as aforesaid stood corrected to 00 Hectare, 88 Ares. Out of the said entire land bearing Survey No. 13/2, Mrs. Abeda P Inamdar held 97 Are, Mr. Tanveer P. Inamdar held 98 Ares, Mr. Parvez P. Inamdar held 88 Ares, and Mr. Iftekar P. Inamdar held 97 Ares and they became joint owners of entire Survey No. 13, Hissa No. 2 and their names were recorded on record of rights vide Mutation No. 1978, 1979, 2074 and 1980 respectively. The said purchasers were in lawful possession of the said land continuously from the date of their purchase and are absolutely entitled thereto.
- E. Despite mutation of recording name of the buyer Tanveer P. Inamdar showed his name as Tanveer, inadvertently the same was written as Tajveer P. Inamdar on the 7/12 extract of the said land. However vide order dated 31/12/2021 passed by Tahsildar, Mulshi, Pune, the same has been corrected by Mutation Entry No. 5770 dated 02/06/2022.
- 4) The land subject matter of this report is falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force.
- 5) The owner's above named i.e. Tanveer P. Inamdar, Parvez P. Inamdar, Iftekhar P. Inamdar, Abeda P. Inamdar and P. A. Inamdar are the members of one family. They willfully got the said 3 lands amalgamated from Pimpri Chinchwad Municipal

Corporation vide No. BP/Punawale/06/2013 dated 17/06/2013 which was revised vide No. BP/Punawale/60/2021 dated 09/09/2021.

- 6) Vide Order dated 05/03/2014 bearing No. पमअ/एनए/एसआर/५३१/२०१३, the Office of the Collector, District Pune has permitted conversion of area admeasuring 54304.05 sq. mtrs. out of the said 3 lands (excluding area earmarked under Road but including the portion of land subject matter of this report) to "Non-Agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966;
- 7) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said 3 lands.
- 8) The Pimpri Chinchwad Municipal Corporation of Pune vide its Commencement Certificate No. BP/Punawale/18/2013 & BP/Punawale/19/2013 both dated 08/10/2013 has sanctioned the Building Layout and Building Plans in respect of the construction to be carried out on the part of Land.
- 9) Due to the said sanctioned layout, the entire land was divided into 2 parts by road. The Southern part of the said land is being developed by the said owners and the Northern piece of the said land more particularly described in Schedule-A given hereunder was lying vacant.
- 10) Out of the larger land admeasuring 05 Hectare 74 Ares, one of the owner Iftekhar P. Inamdar leased out an area admeasuring 35 sq. mtrs. out of Plot – A in favour of MSEDCL for the period of 99 years by executing Lease Deed dated 30/07/2021 registered in the office of Sub-Registrar Haveli No. 23 (Pune) at Sr. No. 13584/2021. However the said area of 35 sq mtrs is not out of the land being developed by the Developer herein.
- 11) Vide Cancellation Deed dated 17/03/2022 registered in the office of Joint Sub-Registrar Haveli No. 5, Pune at Sr. No. 5141/2022, PCMC cancelled the said possession receipts in respect of area admeasuring 308 sq. mtrs. which was subject matter of possession receipt dated 15/01/2015 registered at Sr. No. 10606/2015 and an area admeasuring 983 sq. mtrs. which was subject matter of possession receipt dated 15/01/2015 registered at Sr. No. 10607/2015 both registered in the office of Joint Sub-Registrar, Haveli No. 5, Pune.
- 12) Vide document of possession receipt dated 17/03/2022 registered on 18/03/2022 in the office of Joint Sub-Registrar, Haveli No. 5, Pune at Sr. No. 5142/2022, the owners Mr. Tanveer P. Inamdar, Mr. Iftekhar P. Inamdar, Mr. Parvez P. Inamdar through their

Power of Attorney Holder Mr. P. A. Inamdar and Mrs. Abeda P. Inamdar again handed over possession of land admeasuring 1291.97 sq. mtrs. being the land under Industrial Amenity space with 18 mtrs. access road to the same, out of sanctioned layout of land bearing S. No. 13/1/1, 13/1/2 + 13/2 of village: Punawale.

- 13) Thereafter the owners entrusted development rights in respect of portion of land admeasuring 04 Hectares, 13.81 Ares i.e. 41,381.85 sq. mtrs. out of sanctioned layout (more particularly described in Schedule - A given hereunder) in favour of M/s. Unique Spaces LLP by executing Development Agreement and Power of Attorney both dated 09/05/2022 registered in the office of Joint Sub-Registrar, Haveli No. 23, Pune at Sr. No. 10504/2022 & 10505/2022 respectively. The parties also executed Confirmation Deed dated 19/08/2024 registered in the office of Joint Sub-Registrar, Haveli No. 10, Pune at Sr. No. 22876/2024.
- 14) To verify the title of the said owners, I caused issuance of Public Notice in Daily newspaper "Prabhat" dated 12/10/2021 in the name of my associate Shri Prasad Satish Tikare, Advocate. In this context, he did not receive any objection from anyone and no one has disputed the rights of the aforesaid owners.
- 15) The Developer as Power of Attorney Holder of the Owners leased out a defined area admeasuring 55 sq. mtrs. out of the land under development in favour of MSEDCL for a period of 99 years by executing Lease Deed dated 05/07/2022 registered in the office of Sub-Registrar Haveli No. 17 (Pune) at Sr. No. 11270/2022.

SCHEDULE - A

(Land subject matter of this report)

All that piece and parcel of land or ground admeasuring 04 Hectares 13.81 Ares i.e. 41,381.85 sq. mtrs. i.e. Northern part of the sanctioned layout of amalgamation of lands described in Schedule - I to Schedule - III above bearing Survey No. 13, Hissa No. 1/1, admeasuring 01 Hectare, 00 Ares out of total land admeasuring 01 Hectare, 81 Ares, Survey No. 13, Hissa No. 1/2 admeasuring 01 Hectare, 92 Ares and Survey No. 13, Hissa No. 2 admeasuring 03 Hectare 80 Ares situate, lying and being at Village: Punawale, Taluka: Mulshi, District: Pune within the limits of Sub-Registration District Mulshi, Pune and Pimpri Chinchwad Municipal Corporation, Pune and falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force; the said portion of land admeasuring 04 Hectares 13.81 Ares i.e. 41,381.85 sq. mtrs. is bounded as follows, that is to say:-

On or towards the East : 18 mtr wide road

On or towards the South : Portion of land S. No. 13(Part) and S. No. 14

On or towards the West : 30 mtr wide road

On or towards the North : Land S. No. 12

Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.

Litigations (if any): NIL

Date: 26/08/2024



SANJAY T. AGARWAL
ADVOCATE

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