



CHALLAN
MTR Form Number-6



GRN	MH017719734202324U	BARCODE			Date	20/03/2024-13:41:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV SUNIL KHADE			
Location	PUNE			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030072201	SEARCH FEE		750.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	WAGHOLI GAT NO 569 PERIOD 1994 TO 2024.			
				Amount In Words	Seven Hundred Fifty Rupees Only			
Total			750.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024032083723	CPADQLQOU8	
Cheque/DD No.				Bank Date	RBI Date	20/03/2024-13:24:42	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9168555888

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "दक्ष ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

SUNIL T. KHADE

ADVOCATE

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FORMAT - A

(Circular No. 28/2021)

To,
The MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 41650 sq. mtrs formed of portions admeasuring 21436.47sq. mtrs, 6247.50 Sq. mtrs, 4165 Sq. mtrs, 8452.82 sq. mtrs and 1348.21 sq. mtrs bearing respective Plot Nos A/1, A/2, A/3, A/4, and A/5 out of the sanctioned layout of land totally admeasuring 08 Hectors 33 ares bearing Gat no. 569 situate lying and being at Village Wagholi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation (earlier within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchayat Wagholi) and within the jurisdiction of Sub-Registrar Haveli and the said contiguous block of land admeasuring 41650 sq. mtrs. [hereinafter referred to as "Said Land"].

I have investigated the title of the said plot at the request of **M/S. TOPAZ HOMES LLP**, through its authorized Partner, Mr Anuj Rajesh Agarwal and following documents i.e.-

1) **Description of the property -**

All that piece and parcel of the land admeasuring 41650 sq. mtrs formed of portions admeasuring 21436.47sq. mtrs, 6247.50 Sq. mtrs, 4165 Sq. mtrs, 8452.82 sq. mtrs and 1348.21 sq. mtrs bearing respective Plot Nos A/1, A/2, A/3, A/4, and A/5 out of the sanctioned layout of land totally admeasuring 08 Hectors 33 ares bearing Gat no. 569 situate lying and being at Village Wagholi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation (earlier within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchayat Wagholi) and

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within the jurisdiction of Sub-Registrar Haveli falling in the "Residential" Zone and the said contiguous block of land admeasuring 41650 sq. mtrs.

2) The documents of allotment of plot -

- a) 7/12 Extracts
- b) Mutation Entry No. 4950, 4454, 4501, 7200, 1, 107, 7519, 8072, 684, 2933, 5266, and 9344.
- c) Copy of Consolidation Scheme Issued by Deputy Director Land Record Pune Division the Survey No. 79 of village Wagholl Numbered as Gat No. 569;
- d) Copy of Release Deed Dated 30-06-2000 which is duly registered under serial no. 1616 of 2000 with the Sub Registrar Haveli No. VII Pune;
- e) Copy of Sale Deed Dated 25-10-2012 which is duly registered under serial no. 8330 of 2012 with the Sub Registrar Haveli No. XII Pune;
- f) Copy of Notice of Lis Pendency which is duly register by Mr. Yogesh Balu Satav on 08-07-2013 duly registered under serial no. 7650 of 2013 with the Sub Registrar Haveli No. 6 Pune;
- g) Copy of Suit bearing Spl CS No. 896 of 2012 file before the Hon'ble Civil Judge Senior Division, Pune at Pune against the Mrs. Preeti Chetan Sangani & Others seeking cancellation of the Deed of Sale Dated 25-10-2012;
- h) Copy of Consent Terms filed on 23-04-2015 in the suit Spl CS No. 896 of 2012 and the Hon'ble Court passed order on 23-04-2015 and a copy of decree on 17-07-2015;
- i) Copy of Deed of Confirmation Dated 21-09-2015 which is duly registered under serial no. 7534 of 2015 with Sub Registrar Haveli No. 26 Pune;
- j) Copy of Agreement Dated 24-04-2015 which is duly registered under serial no. 2594 of 2015 with Sub Registrar Haveli No. 25 Pune made by

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and between inter-alia the said Smt. Nirmaladevi Prataprao Satav in favor of Topaz Homes LLP;

- k) Copy of Articles of Supplemental Cum Correction Agreement Dated 30-06-2018 which is duly registered under serial no. 8474 of 2018 with Sub Registrar Haveli No. 18 Pune made by and between Inter-alla the said Smt. Nirmaladevi Prataprao Satav in favor of Topaz Homes LLP;
- l) Copy of Simple Mortgage Dated 18-07-2016 which is duly registered under serial no. 6302 of 2016 with Sub Registrar Haveli No. 8 Pune;
- m) Copy of Unilateral Indenture of Mortgage Dated 23-01-2021 which is duly registered under serial no. 1300 of 2021 with Sub-Registrar Haveli No. 27 Pune;
- n) Copy of Deed of Reconveyance Dated 24-01-2024 which is duly registered under serial no. 2154 of 2024 with Sub-Registrar Haveli No. 10 Pune;
- o) Copy of Deed of Mortgage Dated 01/02/2024 which is duly registered under Serial No. 1986 of 2024 with Sub-Registrar Haveli No. 9 Pune;
- p) Copy of Non-Agriculture by the order of the Office of District Collector- Pune Dated 27.02.2015 bearing Number PaMaHa/NA/SR/509/2014;
- q) Copy of Commencement certificate bearing Letter No. DP/BHA/HAV/MOU.WAGHOLI/G.NO.569 Plot A/1+2+3+4+5/pra.kra.488/20-21dated 01-10-2021;
- r) Copy of Certificate of Title issued by Adv Akesh Surendra Bohra Dated 23-01-2019;
- s) Copy of Index-II Search Report issued and prepared by Adv Kailash M. Thorat Dated 23-06-2017;
- t) Copy of Search Report issued and prepared by Adv Parimal T. Deshmukh Dated 14-08-2023;

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u) Search report for 30 years i.e. from 1994 till 2024.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said plot, I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable, and without any encumbrances.

Owners of the land -

Smt. Nirmaladevi Prataprao Satav is the owners of said Plot Nos A/1, A/2, A/3, A/4, and A/5 out of the sanctioned layout of land totally admeasuring 08 Hectors 33 Ares bearing Gat No. 569. It is clarified that, **M/S. TOPAZ HOMES LLP** is the Developer of said Plot as stated hereunder.

Qualifying comments/ remarks - NIL

The report reflecting the flow of the title of the **M/S. TOPAZ HOMES LLP**, having its registered office at. Office No.301, 3rd Floor, Marvel Aliana, Lane No.5, Koregaon Park Pune - 411 001 (Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 20.03.2024



Mr. Sunil T. Khade

Advocate

SUNIL T. KHADE

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FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. No.4950, 4454, 4501, 7200, 1, 107, 7519, 8072, 684, 2933, 5266, and 9344.
- 3) Search Report for 30 years from 1994 till 2024 taken from Sub-Registrar's office at Haveli -1 to 27 Pune.
- 4) Any other relevant title - NIL
- 5) Litigations if any - NIL

Date: 20.03.2024

MR. SUNIL T. KHADE
Advocate



SUNIL T. KHADE

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A) FLOW OF THE TITLE

1. One Shri Vishnu Shekuji Satav was the holder of land admeasuring 20 Acres and 13 Gunthas then bearing Survey No.79, Village Wagholi, Taluka Haveli, District Pune. The said land admeasuring 20 Acres and 13 Gunthas bearing Survey No.79, Village Wagholi, hereinafter referred to as "the said Larger Land".
2. One Shri Devram Mahadu Satav was the protected tenant and his name was duly entered in the "Other Rights" Column of the 7/12 extract of the said Larger Land bearing Survey No.79, Village Wagholi vide Mutation Entry No. 4454 dated 12.08.1948. However pursuance to the order of Mamlatdar in Tenancy case No. 52/54 dated 07.12.1954 the name of protected tenant Shri Devram Mahadu Satav was duly deleted from the "Other Rights" of the 7/12 extract of the said Larger Land bearing Survey No.79, Village Wagholi vide Mutation Entry No. 4950 dated 30.12.1954.
3. An oral partition of, inter-alia, the said Larger Land bearing Survey No.79, Wagholi was effected in the year 1948 between the Vitthalrao Vishnuji Satav, his sons, Prataprao and Sureshrao, with the consent Vishnu Shekuji Satav and thereafter as per the order of Mamlatdar in respect of the said partition the said Larger Land bearing Survey No.79, Wagholi admeasuring 20 Acres and 13 Gunthas came to the share of the said Prataprao Vitthalrao Satav then Minor and the effect of the same was given to the revenue record vide Mutation Entry No. 4501 dated 25.08.1948;
4. In pursuance of implementation of The Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1956 and order issued by Special District Inspector Land Record, the Mutation Entry No.7200 dated 25.12.1968 of Village Wagholi had certified and area and Aakar of all lands in Village was converted into Hectors and Rupees. In pursuance of the aforesaid Mutation Entry the area of the said Larger Land bearing Survey No. 79 of Village Wagholi, admeasuring 20 Acres 13 Gunthas, assessment of 18 Rupees 12 Aanas, was shown as 08 Hector 33 Ares and Aakar is shown as Rs. 17.75 in Revenue Record.
5. In pursuance of the Bombay Prevention of Fragmentation and Consolidation of Holding Act 1947, the consolidation scheme is implemented and sanctioned for the Village Wagholi by Deputy Director Land Record Pune Division had been implemented on 31/03/1973, which is published in Maharashtra Govt. Gazette Part-I Supplement dated 29/03/1973 at Page No.845. In pursuance of aforesaid consolidation scheme issued by Deputy Director Land Record Pune

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- Division the Survey No. 79 of Village Wagholi, numbered as Gat No 569, Village Wagholi, vide Mutation entry No.1 of Village Wagholi.
6. A charge on account of "Bunding" was entered in the "Other Rights" Coloum, interalia, the said Larger Land bearing Gat No. 569, Wagholi, vide Mutation Entry No. 107 dated 13.12.1976. However the same is not yet deleted from the relevant revenue record.
 7. The said Shri Prataprao Vitthalrao Satav died intestate on 05.05.1999 leaving behind him as his only heirs and next-of-kin, his widow, Nirmaladevi, his son, Vikrant and two married daughters, namely, Sushmita Pritam Kalaskar and Vaishali Bharat Tiwari. The names of legal heirs of late Prataprao Vitthalrao Satav were entered in the revenue record for the said Larger land vide Mutation Entry No. 7519 dated 30.09.1999.
 8. The Sushmita Pritam Kalaskar and Vaishali Bharat Tiwari released all and whatsoever their right, title or interest in the said Larger Land as the heirs of the Late Prataprao Satav in favour of their brother, the said Vikrant Prataprao Satav, vide a Deed of Release dated 30.06.2000 (duly registered under Serial No. 1616 of 2000 with the Sub-Registrar, Haveli VII, Pune) and effect of the same was given to revenue record vide Mutation Entry No. 8072 dated 21.07.2000.
 9. The said Vikrant Prataprao Satav died intestate on 29.11.2002 leaving behind him as his only heirs and next-of-kin, his mother, the said Nirmaladevi and his widow, Pallavi Vikrant Satav. The names of legal heirs of late Vikrant Prataprao Satav were entered in the revenue record for his holding in the said Larger Land vide Mutation Entry No. 684 dated 06.05.2003.
 10. As a matter of fact, In or around the year 2004, the said Pallavi Vikarant Satav married one Shri Chetan Sangani and, on her said marriage, she changed her name to Preeti Chetan Sangani.
 11. In the year 2006-07, Part of the said Larger Land bearing Gat No. 569 Village Wagholi, [and certain other lands in the said Village] were earmarked for acquisition for the Maharashtra Industrial Development Corporation. However, as the Maharashtra Industrial Development Corporation did not require the said land, such acquisition proposal was dropped. Such proposed acquisition and the deletion thereof was given effect to in the Revenue Record vide Mutation Entry No. 2933 dated 23.04.2007 and Mutation Entry No. 5266 dated 02.01.2010 respectively.
 12. Vide a Deed of Sale dated 25.10.2012 (duly registered under Serial No.8330 of 2012 with the Sub-Registrar, Haveli XII, Pune), the said Preeti Chetan Sangani (formerly "Pallavi Vikarant Satav") purported to assign,

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transfer, assure and convey a portion admeasuring Hectares 4 = 16.5 Ares (representing her claimed one-half share in the said Larger Land) in favour of the MAJESTIQUE HOUSING LLP and the name of MAJESTIQUE HOUSING LLP was entered on revenue record for a portion admeasuring Hectares 4 = 16.5 Ares out of the said Larger Land vide Mutation Entry No. 9344 dated 01.11.2012.

13. One Yogesh Balu Satav, filed a Suit (bearing Regular Civil Suit No. 6929 of 2012) in the Court of the Civil Judge, Senior Division, Pune at Pune against the Vaishali Bharat Tiwari and Others seeking ownership by adverse possession of Land bearing Gat No. 570, Wagholi and Gat No. 569, Wagholi and for other incidental reliefs. Notice of Lis Pendens was register by Yogesh Balu Satav on 08/07/2013 (duly registered under Serial No.7650 of 2013 with the Sub-Registrar, Haveli 6, Pune). However till date Hon'ble court has not passed any order in favour of said Yogesh Balu Satav with respect to any relief demanded by him in the said Suit. The suit is pending for final disposal and order.
14. On 11.07.2013, the said Nirmaladevi Satav filed a Suit (bearing Special Civil Suit No.896 of 2012) in the Court of the Civil Judge, Senior Division, Pune at Pune against the said Preeti Chetan Sangani and Others (formerly "Pallavi Vikarant Satav") seeking cancellation of the said Deed of Sale dated 25.10.2012 earlier executed by the said Preeti Chetan Sangani (formerly "Pallavi Vikarant Satav") in favour of said MAJESTIQUE HOUSING LLP and for other incidental reliefs.
15. The said dispute was resolved amicably between the parties to the Suit and Parties to the Suit have filed consent terms on 23.04.2015 in a Suit (bearing Special Civil Suit No.896 of 2012) and the Hon'ble court on 23.04.2015 has passed an order and accordingly passed a Decreed on 17.07.2015 recording the terms of the said compromise and by such consent terms and decree the said Larger Land is divided in to three Plots "A" and "B" and "C" admeasuring 41650 sq.mtrs., 9650 sq.mtrs. and 32000 sq.mtrs. respectively with each Plot carrying its own Open Space and Amenity Space as per the applicable Building Regulations/ Development Control Regulations and area under a 15 Meter wide Road leading from the Pune-Nagar Highway along the northern boundary of the said Land upto the said Plot "C". As per the Consent Decree the said Plot A admeasuring 41650 sq.mtrs and said Plot B admeasuring 9650 sq.mtrs is allotted to / shown to be ownership of the said SMT.NIRMALADEVI PRATAPRAO SATAV along with right to receive certain built up area in the Project to be implemented on the said Plot C and other rights and benefits as mentioned in the said decree and the

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said Plot C admeasuring 32000 sq.mtrs is allotted to / shown to be ownership of the said MAJESTIQUE HOUSING LLP along with certain obligations as mentioned therein. The said Decree was registered by the concern parties to the suit by way of Deed of Confirmation dated 21/09/2015 (duly registered under Serial No. 7534 of 2015, with Sub-Registrar -Haveli, 26, Pune). Effect of the said Decree is not yet given on revenue record of the said Larger Land.

B) URBAN LAND (CEILING & REGULATION) REPEAL ACT, 1999:-

The said Land Owner has not filed any statement u / s 6(1) of the U.L.C. and the provisions of Urban Land (Ceiling & Regulation) Repeal Act, 1999 are applicable to the said Land.

C) TRANSACTION WITH THE DEVELOPER:-

Vide an Agreement dated 24/04/2015 (duly registered under Serial No. 2594 of 2015, with Sub-Registrar -Haveli, 25, Pune) made by and between interalia the said SMT. NIRMALADEVI PRATAPRAO SATAV of the One Part and the said TOPAZ HOMES LLP on the Other Part, the said SMT.NIRMALADEVI PRATAPRAO SATAV and said TOPAZ HOMES LLP have agreed to work on "Principal to principal" basis and divide the work for development of the said Land and implementation of the Project thereon and divide the built up area as stated therein and on the terms and conditions stated therein.

Vide an Articles of Supplemental Cum Correction Agreement dated 30/06/2018 (duly registered under Serial No. 8474 of 2018, with Sub-Registrar Haveli, 18, Pune) made by and between interalia the said SMT.NIRMALADEVI PRATAPRAO SATAV of the One Part and the said TOPAZ HOMES LLP on the Other Part, the parties have agreed to modify / alter / correct certain terms of said Agreement dated 24/4/2015 and recorded the revised/correct/alterd terms between them and on the terms and conditions stated therein.

By execution and registration of said Development Agreement and Power of Attorney, **M/S. TOPAZ HOMES LLP** (Developer) has put in the actual, vacant and peaceful possession of the said plots.

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D) PUBLIC NOTICE :-

As a part of investigation of Title of the Land Owner of the said Land and beneficial title of the said TOPAZ HOMES LLP to the same, Adv Prasad Deo have issued notices in the usual form published in the daily newspaper "Indian Express" and "Loksatta", and which notices appeared on 08.10.2015. Adv Prasad Deo have received no objection or communication from any person or party in response to the said Public Notices and accordingly, he has issued his Public Notice Report to that effect.

E) NON AGRICULTURE PERMISSION AND SANCTIONS:-

The said Larger Land is converted to the user of Non Agriculture by the order of the office of Collector Pune dated 27/02/2015 bearing Number PaMaHa/NA/SR/509/2014 and revised on 09.08.2017 bearing no PMRDA/ NA / S * R / (6 1/2017) . The Town Planning Department of Pune also sanctioned layout and building Plans in respect of the said Larger Land on 17.04.2014 and which are confirmed by the Office of Collector Pune by the same order dated 27/2 / 2015 and further Pune Metropolitan Regional Development Authority has issued revised sanctioned and Commencement Certificate bearing No. 1371/15-16 dated 08.03.2017.

F) ENCUMBRANCES :-

A Simple Mortgage has been created on the above captioned land in favour of ICICI HOME FINANCE COMPANY LIMITED as security for due repayment of Mortgage Debt / Project Finance availed of by the said Topaz Homes LLP from the said Bank. A Deed of Mortgage has duly executed and registered under Serial No. 1986 of 2024 with the Sub-Registrar, Haveli IX, Pune.

G) FURTHER IN SEARCH REPORT, FOUND FOLLOWING ASPECTS WHICH ARE NARRATED AS UNDER:-

- I have conducted a search on the website of Department of Registration and Stamps Government of Maharashtra from the period May 1994 to till date. I found following entries pertaining to the above

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captioned Land apart from the entries of Agreements for sale of units constructed on the said land.

1. Deed of Reconveyance Dated 24-01-2024 (duly registered under Serial No. 2154 of 2024 with the Sub-Registrar, Haveli No. 10, Pune) executed by HDFC Bank Ltd in favour of Topaz Homes LLP.
 2. Deed of Mortgage Dated 01-02-2024 (duly registered under Serial No. 1986 of 2024 with the Sub-Registrar, Haveli No. 9, Pune) executed by Topaz Homes LLP in favour of ICICI HOME FINANCE COMPANY LIMITED.
- It is observed that the website of Department of Registration and Stamps Government of Maharashtra may not show each and every entry of Index II, hence this search report is based on the record of Index II available for search.

H) DESCRIPTION OF SAID LAND/PLOT:-

All that piece and parcel of the land admeasuring 41650 sq. mtrs formed of portions admeasuring 21436.47sq. mtrs, 6247.50 Sq. mtrs, 4165 Sq. mtrs, 8452.82 sq. mtrs and 1348.21 sq. mtrs bearing respective Plot Nos A/1, A/2, A/3, A/4, and A/5 out of the sanctioned layout of land totally admeasuring 08 Hectors 33 ares bearing Gat no. 569 situate lying and being at Village Wagholi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation (earlier within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchayat Wagholi) and within the jurisdiction of Sub-Registrar Haveli falling in the "Residential" Zone and the said contiguous block of land admeasuring 41650 sq. mtrs., bounded as follows that is to say-

- On or towards the East : By Pune Ahmednagar Road
On or towards the South : By Land bearing Gat No. 571, Wagholi
On or towards the West : By Plot B out of the Layout of
the Land bearing Gat No. 569, Wagholi
On or towards the North : By Gat No. 559,568,,566,241, Wagholi

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OPINION:-

In view of what is stated herein above and subject to the Search and Title Report issued by Adv Kailash M. Thorat, Adv Akesh Surendra Bohra, Adv Parimal T. Deshmukh and upon perusing the registers made available to me in the concerned office of the Sub-Registrar, Haveli & the electronic record maintained in the office of Joint District Registrar, Pune and upon inspecting the documents made available to me, I am of the opinion, that my client **M/S. TOPAZ HOMES LLP** has exclusive development rights in respect of the captioned property with all the rights to use, possess, construct, develop, occupy etc., the captioned property as the developer and the captioned property is free from all the encumbrances, charges etc., of whatsoever in nature. Its title with respect of the captioned property being developer is clear and marketable and there are no outstanding encumbrances on or in respect thereof except Mortgage and whatever stated herein above.

That the documents submitted to me for inspection are herewith returned.
Hence, this search & title report.

Pune

Date: 20/03/2024



MR.SUNIL T. KHADE
(Advocate)