

SUPPLEMENTARY LEGAL TITLE REPORT

Subject: Supplementary Title clearance certificate with respect of Sector No.R-47, admeasuring 7235.26 Sq. Mtrs., carved out of the Survey Nos. 16/1/1, 36(part), 40/1, 80/1(part), 83(part), 84/1(part), 84/2(part), 89/1(part), 89/2(part), 90/1, 90/2, 97(part), 100/2, 102/2, 102/3/1, 112(part) 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, and 113/1/7, totally admeasuring 76 Hectares 69.13 Ares i.e. 766913.46 sq. mtrs., situated at village Bhugaon, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi-1 (Paud) & Mulshi-2(Hinjawadi), (hereinafter referred as the "HIGH GARDENS PROJECT LAND" / PROJECT LAND).

At the instant of my client **PARANJAPE SPACES AND SERVICES PRIVATE LIMITED**, a Company registered under the Indian Companies Act, 1956 having registered office at Office No.4, Anand Colony, Pl No.50/1, CTS No.111/1, Erandawane, Pune – 411 004, I have issued the exhaustive Legal Title Report on 21/08/2023 in respect of said Project Land.

Subsequently, my client has obtained all permission and sanctions from concern local authorities and registered a real estate project with Maharashtra Real Estate Regulatory Authority, Mumbai under the provisions of **MAHARERA, Act 2017** and the rules thereunder, on the said Project Land under name and style "**R 47 – HIGHGARDENS**", on 27/10/2023 vide registration certificate no. P52100053310.


Furthermore, my client has availed finance assistant for development and construction of said Project Land from **Vistra TICI (India) Ltd**, a Company incorporate under the laws of India and validly existing as a Company for the purpose of Company Act, 2013, having its registered office at – IL & FS Financial Centre, Plot No. C-22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051 (the Lender), by mortgaging said Project land, its allotted F.S.I. and future F.S.I., vide Indenture of Mortgage dated 04/10/2023, which has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.21533/2023 on 11/10/2023(said Mortgage).

My client has requested to issue the supplementary legal title report for subsequent developments in respect of said Project Land, which I have to be issued as under –

1. **Description of the said Project Land:** All that piece and parcel of land bearing Sector No. R-47, admeasuring 7235.26 Sq. Mtrs, carved out of Forest Trails Township Project Land, consisting of Survey Nos. 16/1/1, 36 (part), 40/1, 80/1 (part), 83 (part), 84/1 (part), 84/2 (part), 89/1 (part), 89/2 (part), 90/1, 90/2, 97 (part), 100/2, 102/2, 102/3/1, 112(part), 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6 and 113/1/7, totally admeasuring about 76 Hectare 69.13 Ares i.e. 766913.46 Sq. Mtrs., situated at Village Bhugaon, Taluka Mulshi, Dist. Pune, the said Sector R-47 land is bounded as under;
On or towards East : By Sector No. R-12A of Township Project Land
On or towards South : By S. No.84 (part) of village Bhugaon
On or towards West : By part of S. No.84 & Sector U-24 of Township Project Land
On or towards North : By part of 12 Meter internal road & Sector PG-SI-2 of Township Land.
2. **The documents of subsequent development of said Project Land:**
 - i) Copy of registered Indenture of Mortgage dated 04/10/2023;
 - ii) Copy of MahaRERA registration Certificate dated 27/10/2023.
3. On perusal of the above mentioned documents relating to title of the said Project Land it appears that, my client has availed finance assistant from said Lender for development and construction of said '**R-47 HIGHGARDENS**', project by mortgaging said project land along with present allotted F.S.I. and future F.S.I. as details under;

ENCUMBRANCES:-


My client **Paranjape Spaces And Services Private Limited** has availed finance assistance from **VISTRA TICI (INDIA) LTD**, Mumbai, by mortgaging the said Project Land along with allotted F.S.I. thereto, as well as future F.S.I., vide Indenture of Mortgage dated 04/10/2023, which has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.21533/2023 on 11/10/2023.

4. The present Supplementary Legal Title Report is issued solely on the basis of photocopies of aforementioned documents provided by my client. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate of the originals. I have not verified about genuineness of signatures/thumb impressions etc. appearing on documents provided to me. 

5. On the basis of perusal of documents and information provided by my client and subject to contents of this Supplementary Legal Title Report, I am of the opinion that,
- a) There is no change in the title/rights of My client in the said Project Land, except that of the encumbrances mentioned in above Clause No.3 the title of respective owner of said Project Land is clean, clear and marketable;
 - b) Except the change of aforementioned encumbrances, the exhaustive Legal Title Report dated 21/08/2023 issued by me in respect of said Project Land is unchanged or intact.
6. My Client PARANJAPE SPACES AND SERVICES PRIVATE LTD is fully entitled to deal with the said Project Land and carry out development and construction thereon.

Date: 23.02.2024




[Mr. Rajesh Pathak]
ADVOCATE

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