

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri Farm, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA
Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing S. No. 152/9B/1 admeasuring area 01 H. 31 R i.e. 13100 sq. mtr.2)S. No. 152/5B admeasuring area 00 H. 16.33 R i.e. 1633 sq. mtr. 3)S. No. 152/4 admeasuring area 00 H. 67 R i.e. 6700 sq. mtr out of area 01H. 20, totally admeasuring area 02 H. 14.33R i.e. 21433 Sq. Mtr. lying and situated at Village Fursungi, Taluka Haveli, District Pune (Hereinafter referred as the said project land).

A. I have investigated the Title of the said project land on request of Majestique Associate, a Partnership firm through its designated partner Majestique Landmarks Pvt. Ltd. through its authorized person Mr. Manish Dwarkadas Maheshwari and following documents i.e.

1. Description of the said project land -

All that piece and parcel of land bearing 1)S. No. 152/9B/1 admeasuring area 01 H. 31 R i.e. 13100 sq. mtr.2)S. No. 152/5B admeasuring area 00 H. 16.33 R i.e. 1633 sq. mtr. 3)S. No. 152/4 admeasuring area 00 H. 67 R i.e. 6700 sq. mtr out of area 01H. 20, totally admeasuring area 02 H. 14.33R i.e. 21433 Sq. Mtr. lying and situated at Village Fursungi, Taluka Haveli, District Pune and bounded as under.

East :- Road
South :- S. no. 152 part at village Fursungi
West :- S. no. 152 part at village Fursungi
North :- S. no. 152 part at village Fursungi

R. Nage
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ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

28/12/22

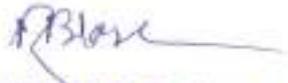
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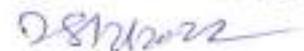
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2. The documents of allotment of the said project land –

- I) Photocopies of 7/12 extracts from years 1950 to 2022.
 - II) Photocopies of Mutation Entries.
 - III) Photocopies of Commencement Certificate bearing no. CC/2265/19 dated 26/12/2019 and revised Commencement Certificate bearing no. CC/1210/20 dated 24/11/2020 issued by Pune Municipal Corporation alongwith True Copy of Blue Print of Sanction Plan.
 - IV) Photocopies of various Development Agreements.
3. 7/12 extracts issued by Thasildar Haveli Pune and Talathi Office Balewadi Pune for last 30 years and Mutation entries of 7/12 extracts of the said project land.
4. Search Report for 30 years.

B. On perusal of all the above mentioned papers and documents I am of the opinion that the title in respect of the said project land property 1)S. No. 152/98/1 admeasuring area 01 H. 31 R i.e. 13100 sq. mtr.2)S. No. 152/5B admeasuring area 00 H. 16.33 R i.e. 1633 sq. mtr. 3)S. No. 152/4 admeasuring area 00 H. 67 R i.e. 6700 sq. mtr out of area 01H. 20, totally admeasuring area 02 H. 14.33R i.e. 21433 Sq. Mtr. lying and situated at Village Fursungi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation is Owned by i.e. Mr.Maruti Sitaram Kale and others AND M/s. Majestique Associates, through its authorized partner Majestique Landmark Pvt. Ltd., through its authorised person Mr. Manish Dwarkadas Maheshwari, are having good, marketable title to develop, construct upon the said lands as per agreements and arrangement between them as mentioned herein above. Except the followings charges –


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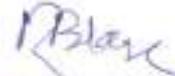
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Sr No	Type of Charge
1	Charge of Bajaj Housing Finance Ltd vide Mortgage Deed registered at S.No. 8297/2020 of Haveli No. 10 Pune dated 01/07/2020.

- Owners of the Project Land –
Mr.Maruti Sitaram Kale and others
 - Developers of the Project Land –
M/s. Majestique Associates, through its authorized partner Majestique Landmark Pvt. Ltd., through its authorised person Mr. Manish Dwarkadas Maheshwari.
- C. The report reflecting the flow of the title of owners and developers of the said project land is enclosed herewith as annexure.
- Encl :- Annexure.
- Dated :- 24/02/2022

Advocate


RAMESHKUMAR. B. NAGE
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24/2/2022

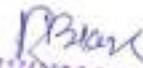
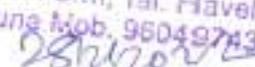
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FLOW OF THE TITLE OF THE SAID PROJECT LAND.

1. 7/12 extracts as on date of application.
2. Mutation entry no. 5584, 5928, 5930, 6673, 14731, 27609, 25148, 31353, 36779, 33812, 8646, 3545, 2094, 2203, 7383, 15250, 9739, 10349.
3. Search report for 30 years from 1992 to 2021 taken in the office of Sub-registrar Haveli 1,2,10,11,12 of Pune, search is taken from the available for records for my inspection.
4. Gift Deed executed by Mr.Baban Dinkar Shewale & others in favour of Mr.Gorakhnath Yashwant Kale RegnS.No. 5561/2005 of Haveli no. 6 on dated 06.10.2005, (for S. No. 152 Hissa no. 9A area admeasuring 00 H 20.66 R out of area admeasuring 00 H 62 R).
5. Gift Deed executed by Mr.Baban Dinkar Shewale& others in favour of Mr.Somnath Maruti Kale bearing Regn. S. No.5562/2005 of Haveli no. 6 on dated 06.10.2005, (for S. No. 152 Hissa no. 9A area admeasuring 00H 20.66 R out of area admeasuring 00H 20.66 R).
6. Gift Deed executed by Mr.BabanDinkarShewale& others in favour of Mr. Sanjay Vishnu Kale Regd. S. No. 5563/2005 of Haveli no. 6 on dated 06.10.2005, (for S. No. 152 Hissa no. 9A area admeasuring 00 H 20.66 R out of area admeasuring 00H 62 R).
7. Release Deed executed by Mrs.Rajana Changanrao Bhadarake & others in favour of Mr.Yashwant Sitaram Kale & others bearing Regn. S. No.1097/2007 of Haveli no. 3 on dated 12.02.2007, (for S. No. 152 Hissa no. 9B/1 area admeasuring 00 H 32.75 R out of area admeasuring 01 H 31 R).
8. Release Deed executed by Mrs.Ratana baiBajirao Ghule & others in favour of Mr.Yashwant Sitaram Kale & others bearing S.No. 323/2013 of Haveli No. 6 on dated 09.01.2013, (for S. No. 152 Hissa no. 9B/1 Undivided share and S. No. 152 Hissa no. 5B Undivided share, old S. No. 9, New S. No. 10 Hissa no. 4A/1 undivided share, old S. No. 9 New S. No. 10 Hissa no. 4C undivided share).

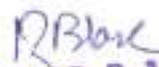

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9. Agreement executed between Mr.Maruti Sitaram Kale & others AND M/s. Majestique Associates a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari bearing Regn S.No. 2980/2013 of Haveli no. 10 on dated 14.03.2013. (for land bearing S. No. 152 Hissa No. 9B/1 area admeasuring 01H 10R out of area admeasuring 01H 29R)
10. Power of Attorney executed between Mr. MarutiSitaram Kale & others AND M/s. Majestique Associates a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish DwarkadasMaheshwaribearing RegnS.No. 2981/2013 of Haveli no. 10 on dated 14.03.2013. (for land bearing S. No. 152 Hissa No. 9B/1 area admeasuring 01H 10R out of area admeasuring 01H 29R).
11. Agreement executed between Mr.Maruti Sitaram Kale & others and M/s. Majestique Developers instead of M/s. Majestique Associates, a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari bearing RegnS.No. 2982/2013 of Haveli no. 10 on dated 14.03.2013. (for S. No. 152 Hissa no. 9B/1 area admeasuring 00H 21R out of area admeasuring 01H 20R and S.No. 152 Hissa no. 4 area admeasuring 00H 52R out of area admeasuring 01H 29R and S. No. 152 Hissa no. 5B area admeasuring 00H 17R out of area admeasuring 00 H 49 R totally area admeasuring 90R)
12. Power of Attorney executed between Mr,Maruti Sitaram Kale & others and M/s. Majestique Developers instead of M/s. Majestique Associates, a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari bearing RegnS.No. 2983/2013 of Haveli no. 10 on dated 14.03.2013. (for S. No. 152 Hissa no. 9B/1 area admeasuring 00H 21R out of area admeasuring 01H 20R and S.No. 152 Hissa no. 4 area admeasuring 00H 52R out of area admeasuring 01H 29R and S. No. 152 Hissa no. 5B area admeasuring 00H 17R out of area admeasuring 00 H 49 R totally area admeasuring 90R).
13. Zone Certificate issued by PMRDA bearing outward no. 1910 of dated 26/03/2016.
14. Demarcation Plan bearing Mo.Ra.No. 17328/2016 and 17329/2016 dated 09.06.2016.
15. Correction Deed executed between Mr.Maruti Sitaram Kale & others through POA holder M/s. Majestique Associates And M/s. Majestique Associates bearing

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- Regd. S.No. 1796/2016 of Haveli No. 5 on dated 26.02.2016, (for S. No. 152 Hissa no. 9B/1, 152/5B & 152/4).
16. Correction Deed executed between Mr.Maruti Sitaram Kale & others through POA holder M/s. Majestique Associates And M/s. Majestique Associates bearing Regd. S.No. 1797/2016 of Haveli no. 5 on dated 26.02.2016. (for S. No. 152 Hissa no. 9B/1, 152/5B & 152/4).
 17. Photocopy of Correction Deed executed between Mr.Maruti Kale & Others and M/s. Majestique Associates a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish DwarkadasMaheshwaribearing Regn.S.No. 2312/2017 of Haveli no. 3 on dated 07.03.2017 bearing Regn.S.No. 2312/2017 of Haveli no. 3 on dated 07.03.2017.
 18. Supplementary Agreement executed between Mr.Maruti Sitaram Kale & others and M/s. Majestique Associates a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari bearing S.No. 2335/2017 of Haveli no. 3 on dated 07.03.2017. (for S. No. 152 Hissa no. 4 area admeasuring 00 H 15 R out of area admeasuring 1 H 20 R).
 19. Photocopy of Power of Attorney executed between executed between Mr.MarutiSitaram Kale & others and M/s. Majestique Associates a registered partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari bearing Regn. S.No. 2336/2017 of Haveli no. 3 on dated 07.03.2017.
 20. Registration Certificate issued MahaRERA authority bearing no. P52100015060 dated 22/01/2018 and P52100016083 dated 16/04/2018 and P52100020198 dated 29/03/2019.
 21. Release Deed executed by Mrs. Sangita Ramesh Bodke in favour of Mr. Yashwant Sitaram Kale bearing S. No. 9906/2018 of Haveli No. 3 on dated 01/08/2018.
 22. Mortgage Deed between M/s. Majestique Associates and Tata Capital Housing Finance Ltd. bearing Registration S.No. 15462/2018 of Haveli No. 10 Pune dated 07/08/2018.
 23. Commencement Certificate bearing no. CC/2265/19 dated 26/12/2019 and revised Commencement Certificate bearing no. CC/1210/20 dated 24/11/2020 issued by Pune Municipal Corporation.
 24. Release Deed between Tata Capital Housing Finance Ltd. AND M/s. Majestique Associates bearing Registration S.No. 5963/2020 of Haveli No. 10 Pune dated 11/03/2020.


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25. Mortgage Deed between M/s. Majestique Associates and Bajaj Housing Finance Ltd. bearing Registration S.No. 8297/2020 of Haveli No. 10 Pune dated 01/07/2020.
26. Part-I Completion Certificate bearing no. OCC/0587/20 dated 14/12/2020 and Part-II Completion Certificate bearing no. OCC/0016/21 dated 05/04/2021.
27. Society Registration Certificate bearing no. PNA/PNA(4)/HSG/(TC)/23213/2021-2022 dated 03/06/2021.

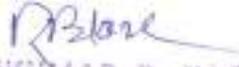
Detail Search and Title Report is annexed with this report.

Following litigation or charge on the said project land is as follows -

S. No	Type of Charge
1	Charge of Bajaj Housing Finance Ltd vide Mortgage Deed registered at S.No. 8297/2020 of Haveli No. 10 Pune dated 01/07/2020.

Date :- 24/02/2022

Advocate


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28/2/2022



CHALLAN
MTR Form Number-6



GRN	MH013562512202122E	BARCODE			Date	23/02/2022-16:20:44	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	HVL10_HAVELI TO JOINT SUB REGISTRAR	Full Name	Adv Rameshkumar Nage					
Location	PUNE							
Year	2021-2022 One Time	Flat/Block No.	S No 152 Part					
Account Head Details		Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE		750.00	Road/Street	Village Fursungi Taluka Haveli				
			Area/Locality	District Pune				
			Town/City/District					
			PIN	4	1	2	3	0 8
			Remarks (If Any)	Search Fees for 30 years i.e. from 1993 to 2022				
			Amount In	Seven Hundred Fifty Rupees Only				
Total		750.00	Words					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	02300042022022385003	009047625	
Cheque/DD No.		Bank Date	RBI Date	23/02/2022-16:22:31	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 8380037496

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

सादर, पालन 'दाख अर्ज फेरेट' सार्वे सगुट कारणासारीत लागू आसो. इतर कारणासारीत विना सोदणी व कारणासारीत दस्तऐवजी लागू नसती.

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