

Rameshkumar B. Nage
ADVOCATE

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

Date :-17/09/2021

FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing S.No. 124/11, 124/10 and 124/9 situate and lying at village Dhayari, Tal. Haveli, District Pune. (hereinafter referred as said project land)

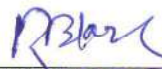
A. I have investigated the Title of the said project land on request of **Majestique Horizon LLP** through its designated partner Majestique Landmark Pvt. Ltd. Through its authorized partner Mr. Manish Dwarkadas Maheshwari and Mr. Gulab Bhau Chavan and Others and following documents i.e.

1. Description of the said project land -

All that piece and parcel of land bearing Survey no. 124/11 admeasuring area 00H 68 R i.e. 6800 Sq. Mtrs., Survey no. 124/10 admeasuring area 00H 24 R i.e. 2400 Sq. Mtrs and Survey no. 124/9 admeasuring area 00H 24 R i.e. 2400 Sq. Mtrs total area admeasuring 11600 Sq. Mtrs situated at Dhayari, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation.

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

- I) Photocopies of 7/12 extracts from years 1950 to 2021.
 - II) Photocopies of Mutation Entries.
 - III) Photocopies of Commencement Certificate bearing no. CC/1440/21 issued by Pune Municipal Corporation of dated 27/08/2021 and alongwith True Copy of Blue Print of Sanction Plan.
 - IV) Photocopies of various Development Agreement and Power of Attorney alongwith other documents.
3. 7/12 extracts issued by Thasildar Haveli Pune and Talathi Office Dhayari Pune for last 30 years and Mutation entries of 7/12 extracts of the said project land.
 4. Search Report for 30 years from 29/07/1992 till 04/09/2021.


RAMESHKUMAR. B. NAGE
BA., (Hons.), LL.B
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune, MAH. 9604974370

21/9/2021

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- 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 bearing Survey no. 124/11 admeasuring area 00H 68 R i.e. 6800 Sq. Mtrs., Survey no. 124/9 admeasuring area 00H 24 R i.e. 2400 Sq. Mtrs and Survey no. 124/10 admeasuring area 00H 24 R i.e. 2400 Sq. Mtrs total area admeasuring 11600 Sq. Mtr situated at Dhayari, Taluka: Haveli, District Pune is Owned and Possessed by **1.Mr.GanpatKaluramChavan& others** **2. Mr.GulabBhauChavan and others.** And M/s. Majestique Horizon LLP, through its authorized partner Majestique Landmark Pvt. Ltd., through its Director Mr. Manish Dwarkadas Maheshwari is having good, marketable title to develop and construct upon the said lands as per agreements and arrangement between them as mentioned herein above.

Owners and Developers of the Project Land -

1.Mr.GanpatKaluramChavan& others **2.Mr.GulabBhauChavan and others** **AND M/s.Majestique Horizon LLP**, through its authorized partner Majestique Landmark Pvt. Ltd., through its Director Mr. Manish Dwarkadas Maheshwari.

- C. The report reflecting the flow of the title of owners and developers i.e. **1.Mr.GanpatKaluramChavan& others** **2. Mr.GulabBhauChavan and others** **AND M/s.Majestique Horizon LLP** of the said project land is enclosed herewith as annexure.

Encl :- Annexure.

Dated :-17/09/2021

Advocate

RAMESHKUMAR. B. NAGE

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Dist. Pune Mob. 9604974370

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FLOW OF THE TITLE OF THE SAID PROJECT LAND.

1. 7/12 extracts as on date of application.
2. Mutation entries.
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.

S. No	Land S.No.	Subject Area	Present Owners / Developers	Document No.
1	124/11	6800 sq.mtrs	Mr.GanpatKaluramChavan & others as owners And M/s. Majestique Horizon LLP	Development Agreement & Power of Attorney of dt. 25.04.2019 registered with the Sub registrar Haveli no. 9 at sr. no. 2777/2019&2778/2019, respectively.
2	124/10	2400sq.mtr s	Mr. GulabBhauChavan and others as owners and MajestiqueHorizone as Promoter	Agreement to Sale & Power of Attorney executed ondt.09.09.2021, respectively.
3	124/9	2400sq.mtr s	Mr. GulabBhauChavan and others as owners and MajestiqueHorizone as Promoter	Agreement to Sale & Power of Attorney executed ondt.09.09.2021, respectively.

4. Detail Search and Title Report is annexed with this report.

Date :-17/09/2021

Advocate

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Dist. Pune Mob. 9604974370

21/9/2021



CHALLAN
MTR Form Number-6



GRN MH011736390202021E	BARCODE	Date 16/02/2021-13:27:04	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name	Adv Ramesh Kumar Nage
Location PUNE			
Year 2020-2021 One Time		Flat/Block No.	S No 124 part
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street adm area 6800 sq.mtrs
		Area/Locality	Village Dhayari Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	
		Search fees for 30 years i.e. from period 1992 to 2021	
		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. 02300042021021687178 004612428
Cheque/DD No.		Bank Date	RBI Date 16/02/2021-13:28:07 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

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

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Mobile No. : 8380037496

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21/9/2021