

Rameshkumar B. Nage
ADVOCATE

**Add:- S.No.36/1D,Pune-Solapur
Road, Manjriform, 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 124/9situate 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.GulabBhauChavan 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

Manjri Farm, Tal. Haveli, 21/11/2021

Dist. Pune, Mah. 9604974370

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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. Mtrs situated at Dhayari, Taluka: Haveli, District Pune is Owned and Possessed by **1. Mr. Ganpat Kaluram Chavan & others 2. Mr. Gulab Bhau Chavan 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. Ganpat Kaluram Chavan & others 2. Mr. Gulab Bhau Chavan 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. Ganpat Kaluram Chavan & others 2. Mr. Gulab Bhau Chavan 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 *R. B. Nage*

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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.

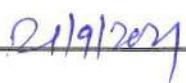
S. No	Land S.No.	Subject Area	Present Owners / Developers	Document No.
1	124/1 1	6800 sq.mtrs	Mr.GanpatKaluramChavan & others as owners And M/s. Majestique Horizon LLP	Development Agreement & Power of Attorney of dt. 25.04.2019 registered with the Sub registrar Haveli no. 9 at sr. no. 2777/2019&2778/201 9, respectively.
2	124/1 0	2400sq.mtr s	Mr. GulabBhauChavan and others as owners and MajestiqueHorizone as Promoter	Agreement to Sale & Power of Attorney executed on dt.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 on dt.09.09.2021, respectively.

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

Date :-17/09/2021

Advocate


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Manjiform, Tal. Haveli
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21/9/2021



CHALLAN
MTR Form Number-6



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
sadr calana "Taip Aaf patti" malyo namad karNaasazIca TagauAho [tr karNaasazI ikka naadMa na krayacya dstaazI TagauNaahI.

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