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ADVOCATES & ATTORNEYS

RR/DPK/PR-178/ 269

To,

MahaRERA

109 – 113, Maharaja Sayajirao Gaikwad Udyog Bhavan,

Aundh, Pune – 411007.

LEGALTITLE REPORT

Dear Sir,

Sub : *Title clearance certificate with respect to All that piece and parcel of contiguous land aggregately admeasuring 53,707 Sq.Mtrs. comprising of (1) a portion of land admeasuring 6.5610 Ares i.e. 656.10 Sq.Mtrs. out of the land admeasuring 1 Hectare 18.60 Ares bearing Survey No. 280 (hereinafter referred to as "**said Property No. 1**") and (2) a portion of land admeasuring 5 Hectare 30.51 Ares out of the land admeasuring 6 Hectare 37 Ares bearing Survey No. 281 (hereinafter referred to as "**said Property No. 2**"), both the lands situated at Village Maan, Taluka Mulshi, District Pune, within limits of Pune Municipal Corporation (hereinafter referred to as the **"said Properties"**).*

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We have investigated the title of the said Property as more particularly described hereinbelow on the request of **Titania Industrial Development LLP**, having its registered address at Office No. 201, 2nd Floor, Global Square, CTS No. 1505/2, S. No. 247 & 14B, P. No. 2, Yerwada, Pune 411006, based on the documents more particularly referred to the Title Certificate dated 26 October 2023 and Supplementary Title Certificate dated 17 January 2024 (hereinafter referred to as said "**Title Certificates**"). The summary of the investigation of title undertaken by us is set out herein below:

A. DESCRIPTION OF THE SAID PROPERTIES:

All that piece and parcel of contiguous land aggregately admeasuring 53,707 Sq.Mtrs. comprising of

(1) a portion of land admeasuring 6.5610 Ares i.e. 656.1 Sq.Mtrs. out of the land admeasuring 1 Hectare 18.60 Ares bearing Survey No. 280 (hereinafter referred to as "**said Property No. 1**")

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(2) a portion of land admeasuring 5 Hectare 30.51 Ares out of the land admeasuring 6 Hectare 37 Ares bearing Survey No. 281 (hereinafter referred to as "**said Property No. 2**"), both the lands situated at Village Maan, Taluka Mulshi, District Pune, within limits of Pune Municipal Corporation (hereinafter referred to as the "**said Properties**")

B. THE DOCUMENTS OF ALLOTMENTS OF THE SAID PROPERTIES ARE AS FOLLOWS:

a. Deed of Conveyance dated 27 October 2023, registered with the office of Sub- Registrar of Assurances at Mulshi, under Serial No. 23544/2023, made and entered into between Tata Autocomp Systems Pvt. Ltd. therein referred to as the Vendor and Titania Industrial Development LLP therein referred to as Purchaser

b. Development Agreement dated 27 March 2024, registered with the office of Sub-Registrar of Assurances at Mulshi, under Serial No. 7817/2024, made and entered into between Titania Industrial Development LLP (hereinafter referred to as the Owner/Co-developer) and Intofinity Promoters Private Limited (hereinafter referred to as the Developer)

c. Power of Attorney dated 27 October 2023, registered with the office of Sub-Registrar of Assurances at Mulshi under Serial No. 7818/2024, executed by Titania Industrial Development LLP in favour of Intofinity Promoters Private Limited

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C. REVENUE RECORDS

a. On a further perusal of Digital 7/12 Extract of said Survey No. 280 admeasuring 1 Hectare 18.60 Ares downloaded on dated 8 December 2023, it appears that Titania Industrial Development LLP was recorded as owner of area admeasuring 656.1 Sq.Mtrs

b. On a further perusal of the said 7/12 Extract of said Survey No. 281 admeasuring 6 Hectare 37 Ares downloaded on 8 December 2023, it appears that the name of Titania Industrial Development LLP was recorded as owner of area admeasuring 53051 Sq.Mtrs.;

c. SEARCH REPORTS OF THE SAID PROPERTIES:

Index II Search Reports both dated 31 August 2023 and 17 January 2024, issued by the search agent, Advocate Kailash Thorat in respect of search conducted in respect of the said Properties for a period of 31 years from the year 1993 upto 2024 carried out in the offices of the Sub-Registrar and on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. http//www.igrmaharasthra.gov.in];

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d. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Properties, we are of the opinion that subject to whatever is stated in the flow of title at Annexure A attached herein, the title of Titania Industrial Development LLP to the said Properties is clean, clear and marketable

e. OWNER OF THE SAID PROPERTIES:

Titania Industrial Development LLP is the owner of the said properties

f. DEVELOPER OF THE SAID PROPERTIES:

Intofinity Promoters Private Limited is the developer of the said properties

g. The Qualification comments/remarks, if any, are as stated in the said Title Certificates and also in **Annexure B** annexed hereto.

h. Litigation: NIL

Dated this 17th day of January, 2024.

For H&Co Legal

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Partner

Enclosed:

Annexure as above.

Encl:

a. ANNEXURE A (Flow of Title);
b. ANNEXURE B (Qualification of Title);

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ANNEXURE A

Flow of Title of the said Property

1. **Property Card:**
   a. On a further perusal of Digital 7/12 Extract of said Survey No. 280 admeasuring 1 Hectare 18.60 Ares downloaded on dated 8 December 2023, it appears that Titania Industrial Development LLP was recorded as owner of area admeasuring 656.1 Sq.Mtrs.
   b. On a further perusal of the said 7/12 Extract of said Survey No. 281admeasuring 6 Hectare 37 Ares downloaded on 8 December 2023, it appears that the name of Titania Industrial Development LLP was recorded as owner of area admeasuring 53051 Sq.Mtrs.;
2. **Mutation Entry:**

   By Mutation Entry No. 9790 dated 27 October 2023, effect to the said Deed of Conveyance dated 27 October 2023 was recorded and the name of Titania Industrial Development LLP was recorded as owner in the 7/12 extract for said the said Properties;
3. **Index II Search Report:**

   Index II Search Reports both dated 31 August 2023 and 17 January 2024, issued by the search agent, Advocate Kailash Thorat in respect of search conducted in respect of the said Properties for a period of 31 years from the year 1993 upto 2024 carried out in the offices of the Sub-Registrar and on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. http//www.igrmaharasthra.gov.in]
4. **Any other relevant title**

   NIL

Dated this 17th day of January 2024

For H & Co Legal

H & CO. LEGAL

Partner

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ANNEXURE B

Qualification of Title

MORTGAGES

By a Deed of Simple Mortgage dated 27 October 2023, registered with the office of Sub-Registrar of Assurances at Mulshi, under Serial No. 23546/2023, made and entered into between (1) Titania Industrial Developments LLP through authorised signatory Mr. Pritam Goyal and (2) Highsopt Relators LLP through authorised signatory Pritam Goyal therein referred to as Mortgagor and Tata Capital Housing Finance Limited through authorised signatory Milind Ramteke therein referred to as Mortgagee, the Mortgagor therein availed a loan facility of Rs. 170,00,00,000/- (Rupees One Hundred Seventy Crores Only) by creating a charge on the said Properties in favour of the Mortgagee on the terms and conditions stated therein.

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