



**FORMAT-A**  
**(Circular No. 28 /2021)**

**LEGAL TITLE OPINION**

**Sub .-** Title Opinion with respect to property bearing all that piece or parcel of land known as i) Plot No. R-1/1A+R-1/1C+R-1/3+R-1/4 totally adm. 103250.46 sq.mtrs. (wherein Plot No. R-1/1A is admeasuring 28828.82 sq. mtrs., Plot No. R-1/1C is admeasuring 11900 sq. mtrs., Plot No. R-1/3 is admeasuring 53323.64 sq. mtrs. and Plot No. R-1/4 is admeasuring 10198 sq.mtrs.) ii) Plot No. R-1/1B admeasuring 156093.83 sq.mtrs. iii) Plot No. R-1/2A admeasuring 168200 sq.mtrs., iv) Plot No. R-1/2B admeasuring 43310 sq.mtrs., & v) Plot No. R-1/2C/1 admeasuring 44975.71 sqmtrs. (Excluding area adm. 44170 sq. m. assigned to Godrej Projects Development Ltd.) ("Said lands"/ "Said Properties").Situated in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune.

I have issued continuation to the detailed Title Opinion issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai and Supplementary Title Opinion issued by Adv. Swati Gadgil- Oza thereto for the investigation of title of the subject property upon the request of **PEGASUS PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1<sup>st</sup> Floor, Pune - 411001, Maharashtra, India of the property bearing Plot No. R-1/1 admeasuring 196862.71 Sq. mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 Sqmtrs. or thereabouts, Plot No. R-1/3 admeasuring 51845.77 Sq. mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sqmtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune.The said Promoter has provided following documents-

**Description of the Property** - i) Plot No. R-1/1A+R-1/1C+R-1/3+R-1/4 totally adm. 103250.46 sq.mtrs. (wherein Plot No. R-1/1A is admeasuring 28828.82 sq. mtrs., Plot No. R-1/1C is admeasuring 11900 sq. mtrs., Plot No. R-1/3 is admeasuring 53323.64 sq. mtrs. and Plot No. R-1/4 is admeasuring 10198 sq.mtrs.) ii) Plot No. R-1/1B admeasuring 156093.83 sq.mtrs. iii) Plot No. R-1/2A admeasuring 168200 sq.mtrs., iv) Plot No. R-1/2B admeasuring 43310 sq.mtrs., & v) Plot No. R-1/2C/1 admeasuring 44975.71 sqmtrs. (Excluding area adm. 44170 sq. m. assigned to Godrej Projects Development Ltd.) ("Said lands"/ "Said Properties").

1. in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune.
2. **The Documents of Allotment of the said property.**

The **Lease Deed** Dated 30<sup>th</sup> August 2007 which is registered in the office of Sub-Registrar Mulshi at Serial No. 6078/2007 read with a Deed of Rectification Dated - 30/08/2013 thereto which is also registered in the office of Sub- Registrar Mulshi at Serial No. 4464/2013 on 03/09/2013 executed by The **Maharashtra Industrial Development Corporation (MIDC)** a Corporation constituted under the Maharashtra Industrial Development Act. 1961 (MAH.III of 1962) having its Office at Orient House, Adi Merzban Path, Ballard Estate, Bombay 400038 unto and in favour of the **Pegasus Properties Pvt. Ltd.**

3. Photo Copies of relevant Revenue Records / 7/12 extracts in respect of the said entire property and Mutation Entries thereon.- Nil





4. Search Report for last 30 years of the land under the project.

On perusal of the documents mentioned above and in the detailed title opinion issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai and Supplementary Title Opinion issued by Adv. Swati Gadgil- Oza and continuation title opinion issued by me, Pegasus Properties Pvt. Ltd. is having rights to develop/ construct building/s project on the said property subject to encumbrance mentioned in the detailed title opinion.

**Owners of the said property under the project -**  
Maharashtra Industrial Development Corporation (MIDC).

**Pending Litigation –**

Special Civil Suit No. 691/2022 filed by Mr. Rohidas Kisan Sawant and Smt. Baydabai Kisan Sawant before Civil Judge, Senior Division, Pune against Pegasus Properties Pvt. Ltd. and others.

**Encumbrances-**

The land and receivables alongwith the FSI etc. mortgaged with VISTRA ITCL (INDIA) LTD. (Debenture Trustee) and ASK REAL ESTATE SPECIAL OPPORTUNITIES FUND –IV (Deventure Holders).

The title opinion/s issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai on dtd. 04/09/2015, read with supplementary Title Opinion issued by Adv. Swati Gadgil-Oza on dtd. 27/07/2016 and Continuation Title Opinion issued by me on 26/05/2018, dtd. 14/11/2018, 10/10/2019, 4/08/2020, 16/08/2023 and 03/08/2024 (Index-II search for last 30+ years) reflecting the flow of the title and rights of the Promoter, encumbrances, litigations etc. on the project mentioned hereinabove is enclosed herewith as **Annexure**.

Encl. : Annexure.  
Date : 09/09/2024

  
**Maheshkumar Vijaysinh Pawar**  
(Advocate)

