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ADVOCATE
Office Add- 501, 4th floor, Bonita,
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FORMAT-A

To,
MahaRERA
PUNE.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 00H 40R, situated at Sr. No. 8, Village- Balewadi, Taluka- Haveli, Dist-Pune. (hereinafter referred as the "said plot" more particularly described in schedule hereunder).

I have investigated the title of the said plot on the request of my client Prasad Pradip Tatawar designated partner of Pyramid Alliance LLP, a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its Office No. 6, 3rd floor, Shrinivas Classic, Above Corporation Bank, Shambu Vihar Society, baner Road, Baner, Pune 411045 (the said "DEVELOPER") and following documents i.e. :-

1) **Description of the Property-** all that piece and parcel of land admeasuring 00H 40R, situated at Sr. No. 8, Village- Balewadi, Taluka- Haveli, Dist-Pune and within the limits of Pune Municipal Corporation, hereinafter referred as the "said plot" which is bounded by as follows:

On or towards east	- Compound Wall
On or towards south	- Karan Celista A, B, C building
On or towards west	- Amenity Space
On or towards north	- D P road

as per sanction location plan.

2) Documents of flow of land-

a. Copy of 7/12 extract in respect of land bearing Survey No. 8 of Village Balewadi, Taluka – Haveli, District - Pune.

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- b.** Copy of Development Agreement dated 20.04.2006 executed by land owner i). Smt. Shobha Baburao Chavan, (ii). Shri. Rajesh Baburao Chavan, (iii) Sou. Poonam Rajesh Chavan, (iv) Miss Giya Rajesh Chavan and (v) Ms. Neelam Baburao Chavan in favour of M/s Karan Group Development Corporation.
- c.** Copy of Development Agreement dated 05.02.2008 executed by land owner (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan in favour of M/s Karan Group Development Corporation.
- d.** Copy of Development Agreement dated 12.01.2022 executed by land owner i). (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan along with consent of Anshul Karan Development Corporation, previously known as M/s Karan Group Development Corporation.
- e.** Copy of Transfer deed dated 17.05.2022 executed by (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan along with consent of Anshul Karan Development Corporation, previously known as M/s Karan Group Development Corporation in respect of Amenity Space to and in favour of PMC.
- f.** Copy of Decree dated 07.05.2022 passed in Special Civil Suit No. 1510/2018.
- g.** Copy of Articles of Agreement dated 13.08.2007 executed by promoter in favour of flat purchaser in respect of flat situated in A wing.
- h.** Copy of Articles of Agreement dated 20.03.2009 executed by promoter in favour of flat purchaser in respect of flat situated in B wing.
- i.** Copy of Articles of Agreement dated 30.01.2017 executed by promoter in favour of flat purchaser in respect of flat situated in C wing.
- j.** Copy of Broacher of said Township Project.
- k.** Copy of Part Completion Certificate of A wing, B wing and C wing dated 28.10.2010 and 15.10.2012 respectively.

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- l. Copy of Sanction Plan dated 16.11.2006 bearing CC No. 6736/C/966 passed by City Engineer PMC.
 - m. Copy of Revised Plan dated 12.02.2009 bearing No. DPO/PLU1/0566/08/1395 passed by City Engineer PMC.
 - n. Copy of Revised Plan dated 21.10.2010 bearing CC No. 2348/2010.
 - o. Copy of IOD 2021 in respect of revised layout of the said building project issued by City Engineer on 20.10.2021 bearing CC No. 2105/2021 for environmental clearance purpose.
- 4) Search Report for 30 years from 1993-2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owners and Developers is clear, marketable and without any encumbrances.

(5) Developers and Owners of the land-

Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN are the owners of total area admeasuring 02 Hecter 15 Ares and Pyramid Alliance LLP are the Promoters/Developers of the area admeasuring 00 Hecter 40 Ares out of total area admeasuring 02 Hecter 15 Ares situate at Sr. No. 8 of Village- Balewadi, Pune by way of Development Agreement and Power of Attorney dated 12/01/2022, bearing registration no. 576/2022 and 577/2022, registered at Sub-Registrar, Haveli no. 19, Pune.

The report reflecting the flow of the title of the Owners and Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date- 09/10/2023


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FLOW OF THE TITLE OF THE SAID LAND

Under the instructions Prasad Pradip Tatawar designated partner of Pyramid Alliance LLP, a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its Office No. 6, 3rd floor, Shrinivas Classic, Above Corporation Bank, Shambu Vihar Society, baner Road, Baner, Pune 411045 (the said "DEVELOPER"), I have caused the search and title to the said land, thereto. I have conducted search of Index-II register's from the available records in the office of Sub-Registrar Haveli No. 1 TO 27 and Index-II register's maintained at JDR office for the period of 30 years i.e. from 1993 (part) to till today.

1. **Description of the Property-** all that piece and parcel of land admeasuring 00H 40R, situated at Sr. No. 8, Village- Balewadi, Taluka- Haveli, Dist-Pune and within the limits of Pune Municipal Corporation, hereinafter referred as the "said plot" which is bounded by as follows:

On or towards east	- Compound Wall
On or towards south	- Karan Celista A, B, C building
On or towards west	- Amenity Space
On or towards north	- D P road

as per sanction location plan.

2. I Perused the Photocopies of the following documents entrusted to me:-

- a. Copy of 7/12 extract in respect of land bearing Survey No. 8 of Village Balewadi, Taluka – Haveli, District - Pune.
- b. Copy of Development Agreement dated 20.04.2006 executed by land owner i). Smt. Shobha Baburao Chavan, (ii). Shri. Rajesh Baburao Chavan, (iii) Sou. Poonam Rajesh Chavan, (iv) Miss Giya Rajesh Chavan and (v) Ms. Neelam Baburao Chavan in favour of M/s Karan Group Development Corporation.

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- c. Copy of Development Agreement dated 05.02.2008 executed by land owner (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan in favour of M/s Karan Group Development Corporation.
- d. Copy of Development Agreement dated 12.01.2022 executed by land owner i). (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan along with consent of Anshul Karan Development Corporation, previously known as M/s Karan Group Development Corporation.
- e. Copy of Transfer deed dated 17.05.2022 executed by (i). Shri. Rajesh Baburao Chavan, (ii) Sou. Poonam Rajesh Chavan, (iii) Miss Giya Rajesh Chavan and (iv) Master Jay Rajesh Chavan along with consent of Anshul Karan Dévelopment Corporation, previously known as M/s Karan Group Development Corporation in respect of Amenity Space to and in favour of PMC.
- f. Copy of Decree dated 07.05.2022 passed in Special Civil Suit No. 1510/2018.
- g. Copy of Articles of Agreement dated 13.08.2007 executed by promoter in favour of flat purchaser in respect of flat situated in A wing.
- h. Copy of Articles of Agreement dated 20.03.2009 executed by promoter in favour of flat purchaser in respect of flat situated in B wing.
- i. Copy of Articles of Agreement dated 30.01.2017 executed by promoter in favour of flat purchaser in respect of flat situated in C wing.
- j. Copy of Broacher of said Township Project.
- k. Copy of Part Completion Certificate of A wing, B wing and C wing dated 28.10.2010 and 15.10.2012 respectively.
- l. Copy of Sanction Plan dated 16.11.2006 bearing CC No. 6736/C/966 passed by City Engineer PMC.
- m. Copy of Revised Plan dated 12.02.2009 bearing No. DPO/PLU1/0566/08/1395 passed by City Engineer PMC.
- n. Copy of Revised Plan dated 21.10.2010 bearing CC No. 2348/2010.

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- o. Copy of IOD 2021 in respect of revised layout of the said building project issued by City Engineer on 20.10.2021 bearing CC No. 2105/2021 for environmental clearance purpose.

3. HISTORY OF TITLE:

Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN herein are the absolute owners of and otherwise well and sufficiently entitled to and seized and possessed of all those pieces or parcels of non agricultural land more particularly described in schedule here in under (hereinafter referred to as "the Land") and Consenting Party No. 5 (i.e. M/s. Anshul karan Development Corporation, previously known as M/s. Karan Group Development Corporation) is the previous Promoter of the said land.

The Title of the Consenting Party No. 1- 5 to the said land and the rights of the Promoters to develop the said land are enumerated herein below:-

That all the piece or parcel of a ground or land bearing S. No. 8 admeasuring 02 Hectors and 15 Ares situate at Village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation more particularly described in schedule hereunder is absolutely seized and owned or otherwise sufficiently entitled to the OWNERS i.e. Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN;

The title of the Owners, interest of the Consenting Party and rights of the promoters to develop the said land are detailed hereunder:-

The said Survey No. 8 of Balewadi were originally Ramoshi Watan Class VI lands and Shri. Bala Mahadu Chavan (Original Owner) was holding and cultivating the said Survey No. 8 and the name of Shri. Bala Mahadu Chavan was mutated vide mutation entry No. 389 as owner and Kabjedar.

The said Ramoshi Watan was abolished by the provisions of the Bombay Inferior Village Watan Abolition Act, 1958 (For brevity the "Abolition Act") from the dated

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01/08/1959 and as per the provision of the said Act on payment of 13 times of assessment the aforesaid lands were liable to be granted back to the authorized holder/ex-watandar of Watan lands on new tenure and accordingly the said land were re-granted in favour of the original owner by an order of Regular Regrant No. Regrant/SR/Balewadi/1/63 dated 20/07/1963 passed by the Mamlatdar Haveli on payment of 13 times assessment.

The assessment was duly paid by the original owner on 16/05/1963 and the regular regnant order was made on New Tenure instead of old tenure. The said order of regnant passed in the year 1963 has become final as per the provisions of the section 3 of the said Abolition Act. Pursuant to the said regrant order subject to the standard conditions and the name of the original owner is mutated in the record of right vide mutation entry no. 724 While regrating the said lands on new tenure to the original owner the ordering authority had imposed certain conditions inter alia including that in the event of the partition of the lands or transfer or sale of any portion of land so granted by the order, prior permission of the Collector for effecting such event should be taken and that if the land to be used for agricultural purpose then in that event 10 times of the land revenue shall be required to be deposited with the Government and if the event of the land to be used for other than agriculture purpose amount equivalent to 50 % of the Ready Recknor rate should be deposited to the Government by way of Nazarana.

The original owner Shri. Bala Mahadu Chavan continued to occupy and cultivate the said lands as rightful owner on new tenure uptill his death i.e. 21/10/1990 and thereafter the name of the present owner Shri. Babu Bala Chavan was mutated vide mutation entry no. 2168 as he was sole surviving legal heirs of late original owner and that the said entry has been certified. Since then the said Shri. Babu Bala Chavan is sufficiently entitled for and became absolute owner of the said survey no. 8 of village Balewadi.

The said Shri. Babu Bala Chavan has initially granted permission to transfer and sales vide order of the Commissioner, Pune Sub Division Pune Bearing No. MH-2-VATAN-

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CR-108 dated 30/12/1995 and also to use the said survey no. 8 and other land for agricultural/non-agricultural purpose on certain terms and conditions.

Thereafter the said Shri Babu Bala Chavan thereafter the present owner applied for amendment in the earlier order of the Commissioner dated 30/12/1995 and the Hon'ble Commissioner vide its order no. MH-2-VATAN-KV-282/86 dated 17/04/1996 and permission was granted for sell of the said Survey no. 8 to Shri. Gajendra Patil, Shri. Pramod Patil and Shri. Parag Patil and others.

On obtaining the said permission the said Shri. Babu Bala Chavan and his wife Sou. Shobha Babu Chavan had executed certain Agreements to sale cum development on 06/04/1996 and agreed to transfer, assign and convey all such rights, title and interest they respectively have or might have in future along with all right to develop a portion admeasuring 02 Hectors 15 Ares as out of the said Survey No. 8 in favor of Mr. Gajendra Patil and others.

The said Shri. Babu Bala Chavan as per the order of the Commissioner got the said lands converted from New Tenure to Old Tenure and an order to that effect was passed by the Collector of Pune bearing No. PTK/SR/18/II dated 14/06/1996 subject to the condition that lands should be used for agricultural purpose on payment 10 times assessment and in case of change of user than to agricultural the present owner shall be liable to pay 50 % amount of the Ready Recknor rate of the land to the government so converted. As per the order the owner had paid 10 times assessment to the government on 29/03/1996 and complied with the legal formalities as stated in the order.

In the meantime the Shri. Babu Bala Chavan expired intestate on 05/02/2004 leaving behind him i). Smt. Shobha Babu Chavan- widow, (ii). Shri. Rajendra Alias Rajesh Babu Chavan-Son, (iii) Sou. Savitra Satyavan Shitole-daughter, (iv) Sou. Manisha Dilip Dhavate-daughter and (v) Ms. Neelam Babu Chavan- daughter as his surviving heirs and successors to his estate.

In the circumstances as aforesaid, the owners herein i.e. i). Smt. Shobha Babu Chavan- widow, (ii). Shri. Rajendra Alias Rajesh Babu Chavan-Son, (iii) Sou. Savitra

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Satyavan Shitole-daughter, (iv) Sou. Manisha Dilip Dhavate-daughter and (v) Ms. Neelam Babu Chavan- daughter are the owners of or otherwise well and sufficiently entitled to the said land as particularly described Schedule 1.

By a Development Agreement dated 20/04/2006 and registered with the office of the Sub Registrar Haveli No. 13 at Serial NO. 2841/2006, the owners herein i.e. i). Smt. Shobha Babu Chavan- widow, (ii). Shri. Rajendra Alias Rajesh Babu Chavan-Son, (iii) Sou. Savitra Satyavan Shitole-daughter, (iv) Sou. Manisha Dilip Dhavate-daughter and (v) Ms. Neelam Babu Chavan- daughter have granted unto and in favor of the previous promoters i.e. Consenting party no. 5 i.e. M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) herein the exclusive development rights and authority to develop a portion admeasuring 80 Ares carved out of the said land for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the owners have also executed a Power of Attorney dated 20/04/2006 in favor of the partners and nominees of the promoter's inter alia vesting in them various powers and authorities to develop the said portion admeasuring 80 Ares out of Survey No. 8 of village Balewadi.

By a Development Agreement dated 05/02/2008 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 1142/2008 read with the supplement and correction to the Development Agreement dated 11/08/2008 and registered with the office of the Sub registrar Haveli no. 1 at serial no. 6977/2008 the said owners i.e. Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN have entrusted the exclusive development rights and authority in respect of a portion admeasuring 35 Ares carved out of the retained area of 40 Ares out of the said land unto and in favor of the previous promoters M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) herein for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the owners have executed in favor of the partners and nominees of the previous

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promoters a Power of Attorney dated 05/02/2008 and registered with the office of the Sub Registrar Haveli no. 1 at serial no. 1143/2008 inter-alia vesting in them various powers and authorities to develop the said portion admeasuring 35 Ares out of the said land.

At the time of execution of the said Development Agreement dated 20/04/2006, it was contented by the owner no. 2 that the owner no. 7 and 8 i.e. Sou. Savitra Satyavan Shitole-daughter, Sou. Manisha Dilip Dhavate-daughter do not have any right title and interest in the said land but in fact that the owner no. 7 and 8 had 2/5th undivided right, title and interest in the said land.

By a Development Agreement dated 11/05/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3709/2006 the said owner no. 7 and 8 have entrusted their 2/5th undivided right, title and interest in the portion admeasuring 12200 square meters out of the said land unto and in favor of the consenting party i.e. (i) Gajendra Sopanrao Patil, (ii) Pramod Purshottam Patil, (iii) Parag Dnyandep Patil herein for consideration and on certain terms and conditions. In pursuance to the said development agreement the owner no. 7 and 8 i.e. Sou. Savitra Satyavan Shitole-daughter, Sou. Manisha Dilip Dhavate-daughter have also executed a Power of Attorney dated 11/05/2006 and registered with the office of Sub-Registrar Haveli No. 11 at serial no. 3710/2006 in favor of the consenting party i.e. (i) Gajendra Sopanrao Patil, (ii) Pramod Purshottam Patil, (iii) Parag Dnyandep Patil inter-alia vesting in them various powers and authorities to develop the said 2/5th undivided share in the portion admeasuring 12200 square meters out of the said land.

By a development agreement dated 06/06/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 4018/2006 the said consenting party i.e. (i) Gajendra Sopanrao Patil, (ii) Pramod Purshottam Patil, (iii) Parag Dnyandep Patil as the transferors therein have with the consent and confirmation of owner no. 7 and 8 as owners therein have assigned and transferred the exclusive development rights and authorities pertaining to the said 2/5th undivided share in the portion

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admeasuring 12200 square meters out of the said land unto and in favors of the promoters M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) herein for consideration and on certain terms and conditions. In pursuance to the said Development agreement the owner no. 7, owner 8 i.e Sou. Savitra Satyavan Shitole-daughter, Sou. Manisha Dilip Dhavate-daughter and the consenting party i.e. (i) Gajendra Sopanrao Patil, (ii) Pramod Purshottam Patil, (iii) Parag Dnyandep Patil have also executed a Power of Attorney dated 06/06/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 4019/2006 in favors of the partners and nominees of the promoters inter- alia vesting in them various powers and authorities to develop the said 2/5th undivided share in the portion admeasuring 12200 square meters out of the said land.

In these circumstances, the previous promoters were well and sufficiently entitled to develop a portion admeasuring 80 Ares out of the said land.

By a single Joint Venture Agreement dated 11/07/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 4906/2006 executed by the previous promoters herein as the Karan group development corporation and M/s. Tejraj Properties, the said parties thereto have formed an Association of Person (AOP) by the name of Karan-Tejraj promoters and builders and agreed to jointly develop a saleable area admeasuring 1,00,000 square foot out of the said portion admeasuring area about 80 Ares out of the said land.

In pursuance of the said Joint Venture Agreement dated 11/07/2006 the promoters/Developer was brought into acquaintance and the Promoters/Developer become entitled to develop the SAID PROPERTY.

Accordingly the promoters/developers intend to develop the land more particularly described in the schedule II written hereunder and are entitled to sell on "Ownership" basis, such units to prospective purchasers;

That thereafter to attain these goals the promoters/developers have got the building plan sanctioned and revised the same and have obtained the building permission

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from the Pune Municipal Corporation vide commencement certificate bearing no. **DPO/6736/C966 dated 16/11/2006** and have constructed A, B & C wings with revised plans till date and have obtained part completion certificates also in respect of said wings separately.

- (A) A wing- OCC/0569/10 dated 28/10/2010**
- (B) B wing- OCC/0569/10 dated 28/10/2010**
- (C) C wing- OCC/0901/12 dated 15/10/2012 (till 8th floor)**

That thereafter all the purchasers have made an application to the Registrar of Co-operative societies for formation and registration of a Co-operative Housing Society and accordingly the Registrar of Co-operative Societies has granted a certificate of registration in the name **KARAN CELISTA CO-OPERATIVE HOUSING SOCIETY LIMITED** of A, B & C wings and handed over the same to its particular society.

The previous Promoters i.e. M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) are developing the said land in a phased manner. The Promoters have already initiated steps to acquire additional land adjoining the said land and the said additionally acquired land shall be amalgamated into the said land for effectual development of the said land and successful completion of the said project being developed by the Promoters to be known as "**KARAN CELISTA**". The Promoters reserve their absolute right to develop all other adjoining lands which may be taken for development by the Promoters at a latter stage, however for the integrity of the project the layout of the buildings have been prepared on the said property together with the intended land to be taken for development and common areas & amenities agreed to be provided herein shall be for the entire project on the said land and all other adjoining lands taken for development by the Promoters. The Promoters also reserve their right to amalgamate the said land and all other adjoining lands that may be acquired for development and also to utilise all the benefits arising there from either jointly or solely on any of the said property or the newly acquired lands.

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That the property described in Schedule II consist of total 80Are compromises three buildings i.e. Wing No. A. B and C and each building consist of Basement + Podium+ upper all Floors and consist of Club House in open space, swimming pool besides club house and the property described in Schedule III consist of 35 Are which is hereby vacant and retained by the previous Developers M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) for further construction of proposed building i.e. wing D.

That the property described in Schedule IV consist of 05 Are which is hereby possessed and retained by the Owners i.e. consenting party no. 1-4.

That the property described in Schedule III and IV which totally consists of 40 Are has been retained by the previous Developers M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) and The Owners i.e. Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN and both the said parties have given the said land admeasuring 40 Are for development and further construction of proposed "Crown 8" wing, along with right to use and consume Balance FSI, Premium FSI and TDR, etc to M/s Pyramid Alliance LLP (New Developer) and accordingly Development Agreement and Power of Attorney dated 12/01/2022 has been executed by Developers and The Owners in favour of M/s Pyramid Alliance LLP and the said agreements are duly registered with Sub Registrar Haveli No. 19 at serial No. 576/2022 and 577/2022, which are annexed herewith.

That in lieu of said development agreement M/s Pyramid Alliance LLP (Developer) got prepared the building plan and got the said plan sanctioned from PMC vide commencement no. CC/2105/21, dated 20/10/2021, which is annexed herewith.

That Spl. C.S. 1510/2018 was pending between the Owners and the previous Developers i.e. M/s Anshul Karan Development Corporation (previously known as M/s Karan Group Development Corporation) and Owners i.e. Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY

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RAJESH CHAVAN consenting party no. 1-5 in respect of 00H 35R (property described in Schedule III), due to which there was a delay in construction of said proposed Building, but the same has been resolved by way of Judgment and Compromise Decree dated 07/05/2022 of Pune civil court.

That the Owners i.e. Mr. RAJESH BABURAO CHAVAN, Mrs. POONAM RAJESH CHAVAN, Ms. GIYA RAJESH CHAVAN and Mr. JAY RAJESH CHAVAN will get their remaining Consideration by way of Construction in respect of their land described in Schedule III and IV only after construction of proposed building.

That the Consenting Party no. 5 i.e. M/s Anshul Karan Development Corporation handed over road admeasuring 691 sq. mt. and amenity space admeasuring 1689.30 sq. mt. to PMC vide Transfer Deed dated 17/05/2022, registration no. 9289/2022, registered at Sub-Registrar, Haveli, 19, Pune and thereafter name of PMC was mutated on 7/12th extract vide mutation entry no. 1068.

Thereafter no entry in respect of said land was found.

LITIGATION IF ANY-

NIL.

SCHEDULE I (ENTIRE LAND)

All that piece and parcel of ground or land bearing S.No. 8 Balewadi, total admeasuring area about **02 Hector 15 Ares** situate at village Balewadi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and the said land is bounded as follows:

On or towards the East – By part of S.no. 9

On or towards the South – By part of S.no. 8

On or towards the West – By S.no. 7

On towards the North – By Road

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SCHEDULE II (PORTION OF THE ENTIRE LAND)

All that piece and parcel of ground or land total admeasuring area about **00 Hector 80 Ares** where the said society i.e. wing no. A, B, C is situated from and out of the land more particularly described in the schedule I herein above written and the said land and the said portion is bounded as follows:

- On or towards the East – By part of S.no. 9
- On or towards the south – By part of S.no. 8
- On or towards the West – By s.no. 7
- On towards the north – By S.No. 8

SCHEDULE III

(LAND WHICH IS RETAINED BY THE DEVELOPER AND ON WHICH PROPOSED BUILDING CROWN 8 IS TO BE CONSTRUCTED)

All that piece and parcel of ground or land admeasuring **00 Hector 35 Ares** from and out of the land more particularly described in the schedule I herein above written and the said land and the said portion is bounded as follows:

- On or towards the East – By part of S.no. 9
- On or towards the south- By Road
- On or towards the West – By Part of Amenity Space of Karan Celista
- On towards the north – By the road having width of 15 ft and beyond that land more particularly described in the Schedule II hereunder Written

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SCHEDULE IV

**(LAND WHICH IS RETAINED BY OWNERS AND ON WHICH PROPOSED BUILDING
CROWN 8 IS TO BE CONSTRUCTED)**

All that piece and parcel of ground or land admeasuring **00 Hector 05 Ares** from and out of the land more particularly described in the schedule I herein above written and the said land and the said portion is bounded as follows:

On or towards the East – By Part of Sr. no. 9

On or towards the South – By Part of Sr. no. 8

On or towards the West – By Part of Sr. No. 8 and 24 mtr DP road

On towards the north – 24 mtr DP road

Pune

Date: 09/10/2023


Advocate

Prathamesh P. Shinde
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ADVOCATE