

To,

ACCENT PROJECT DEVELOPERS LLP

Address: Office No.301 & 303, Shree Vidyanand Building,
Nanasaheb Bhonde Path, Dr. Ketkar Road, Erandwane, Pune 411004.

**Subject: Supplementary Title Report I in respect of Survey No.135/1,
Pashan, Pune**

I have received following documents from you:

1. 7/12 Extract of Survey No.135/1, Pashan, Pune.
2. N.A. Order No.NA/SR/177/2024 dated 19/4/2024.
3. RERA Registration Certificate dated 22/05/2024.
4. Commencement Certificate No.CC/028/26/2024 dated 02/07/2024.
5. Lease Deed dated 29/08/2024 between Accent Project Developers LLP and MSED Company Ltd. at Serial No.17824/2024 HVL 15.
6. Index II of Agreement dated 07/11/2024 for Flat No.B-701 at Serial No.22506/2024 HVL 15.
7. Search Receipt dated 24/12/2024.
8. Affidavit dated 26/12/2024 by Mr. Ramkrishna Deshpande Partner of Accent Project Developers LLP.

Respected Sir,

I have issued Title and Search Report dated 25/04/2024 in respect of Schedule Land mentioned hereunder and in view of subsequent developments, this Supplementary Title Report I is issued as follows:

- 1) **Description of Property:** All these amalgamated pieces and parcels of lands having an aggregate area of 2453 sq. mtrs. i.e. 26,404.09 Sq. Ft. bearing Plot No. 2 as per sanctioned Layout plan dated 22/11/2023 bearing No. CC/2111/23 out of Survey No.135/1 total admeasuring 09 Hectares 80.67 Ares, having corresponding CTS bearing Nos. 2311 (Part), 2289, 2290, 2291, 2292, 2293 (Part), 2294 (Part), 2295, 2288, (Part) and 2308 (Part), and being lying, being and situate at Village Pashan, Taluka Haveli, District Pune and situate within the limits of

Registration District of Pune, Registration Sub-District of Taluka Haveli and within the limits of Municipal Corporation of the City of Pune and bounded as follows:

- On or Towards East : By 36 mtrs D. P. Road
- On or Towards South : By part of S. no.135 Hissa no.1 (P),
Corresponding CTS no. 2311
- On or Towards West : By part of S. no. 135 Hissa no.1 (P),
Corresponding CTS no. 2311
- On or Towards North : By part of S. no. 135 Hissa no.1 (P),
Corresponding CTS no. 2311

Together with all areas, trees, structures, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances thereto (Hereinafter collectively referred as “**Schedule Land**”).

- 2) The building plans for building consisting of Ownership Flats/Apartments are sanctioned by Pune Municipal Corporation vide Commencement Certificate No.CC/2111/23 dated 22/11/2023 and which are revised by Commencement Certificate No.CC/0826/24 dated 02/07/2024.
- 3) The Tahasildar Haveli granted Non-Agricultural Permission for residential use in respect of the Schedule Land admeasuring 2453 Sq. Mtrs. vide Order dated 19/4/2024 bearing no. NA/SR/177/2024.
- 4) As per the provisions of Maharashtra Real Estate Regulatory Authority vide Registration Certificate No. P52100056262, dated 22/05/2024, the Promoter has registered the project namely “Amar Oasis” (referred as “**Said Project**”).
- 5) By Lease Deed dated 29/08/2024, the Promoter i.e. Accent Project Developers LLP has granted lease hold rights in favour of MSEDL Company Ltd. in respect of ascertain portion of land adm. 15 sq. mtrs. out of Schedule Land and the said Lease deed is registered in the office of The Sub Registrar Haveli No.15 vide Sr. No.17824/2024 on the same day.
- 6) By Agreement dated 07/11/2024, the Accent Project Developers LLP has agreed to sell the Apartment No. B/701 to be constructed in the said Project and the said Agreement is registered in the office of The

Sub Registrar Haveli No. 15 at Serial No. 22506/2024 on the same day.

- 7) Mr. Ramkrishna Deshpande Partner of Accent Project Developers LLP executed Affidavit dated 24/12/2024 stating that, except the above Apartment the other flats/Apartments are unsold and there is no encumbrance created on the Schedule Land by the Promoter.
- 8) I have caused online search as on 24/12/2024 bearing Online Challan No. GRN – MH01348152202425U to be taken in respect of Survey No.135/1, Pashan, Pune for the period of dated 25/04/2024 to 24/12/2024 in the Office of Sub-Registrar Haveli, Pune. Except the above-mentioned deeds and Agreements, I have not found any right, lien, charges and encumbrances in respect of the Schedule Land.
- 9) In my opinion M/s. Accent Project Developers LLP i.e. the Promoter is sole and absolute owner of portion of undivided area of land admeasuring 1100 Sq. Mtrs. out of Schedule Land and having powers for the balance portion of undivided area admeasuring 1353 Sq. Mtrs. vide registered Power of Attorney. Accordingly, the Promoter is absolutely entitled to develop Schedule Land and to construct the building thereon and having right to sell the unsold Apartments/Flats to be constructed in the building named as “**AMAR OASIS**” on the ownership basis in the open Market.

This Supplementary Title Report I is given on 26/12/2024.



VIJAY K. SHAH
(Advocate)



CHALLAN
MTR Form Number-6



GRN	MH013148152202425U	BARCODE				Date	24/12/2024-17:09:06			Form ID	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	VIJAY K SHAH ADVOCATE					
Location	PUNE										
Year	2024-2025 One Time				Flat/Block No.	17 SWOJAS HOUSE					
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		25.00		Road/Street	1159 SADASHIVPETH						
				Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	3	0
				Remarks (If Any)	SEARCH REPORT OF SURVEY NO.135/1, VILLAGE PASHAN,PUNE.2024						
				Amount In	Twenty Five Rupees Only						
Total			25.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	00040572024122462504			CPAEPMWUM1				
Cheque/DD No.		Bank Date	RBI Date	24/12/2024-17:24:10			Not Verified with RBI				
Name of Bank		Bank-Branch			STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date			Not Verified with Scroll						

Department ID :

Mobile No. : 9420481238

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

