

Surendra V. Aundhekar

Advocate

**Flat No.102, Mayureshwar Residency,
S.No.24, Munjoba Wasti, Lane No. 3,
Dhanori, Pune 411 005**

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FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 51/5/2 (Pt) area admeasuring about 00 H. 56 Aar i.e. 5600.00 square meters and Survey No. 51/4/1 (pt) area admeasuring about 00 H. 96 Aar i.e. 9600.00 Square meters, totally admeasuring about 15,200.00 Sq. Mtrs. lying, being and situated at Village: Punavale, Taluka: Mulshi, District: Pune (hereinafter referred as "the saidPlot").

Ref: M/s. LANDMARK REALTY has proposed to develop real estate Project named "West World" on piece or parcel of land admeasuring 4027.00 Sq. Mtrs (**Project Land**) carved out of the said Plot.

I have investigated the title of the said plot on the request of M/s. LANDMARK REALTY and following documents i.e.: -

- 1) Description of the property.

Survey No. 51/5/2 (Pt)

- 2) Copy of Sale Deed date 12/06/2023 bearing document registration No. HVL-12/10131/2023 dated 12/06/2023



- 3) Copy of Power of Attorney dated 12/06/2023 bearing document registration No. HVL-12/10132/2023.
- 4) Copy of Development Agreement dated 12/06/2023 bearing document registration No. HVL-12/10139/2023 dated 13/06/2023.
- 5) Copy of Power of Power of Attorney dated 12/06/2023 bearing document registration No. HVL-12/10141/2023.
- 6) Copy of Development Agreement dated 12/06/2023 bearing document registration No. HVL-12/10143/2023.
- 7) Copy of Power of Attorney dated 12/06/2023 bearing document registration No. HVL-12/10144/2023
- 8) Copy of Development Agreement dated 12/06/2023 bearing document registration No. HVL-12/10145/2023.
- 9) Copy of Power of Attorney dated 12/06/2023 bearing document registration No. HVL-12/10150/2023.
- 10) Copy of Development Agreement dated 12/06/2023 bearing document registration No. HVL-12/10148/2023.
- 11) Copy of Power of Attorney dated 12/06/2023 bearing document registration No. HVL-12/10149/2023.
- 12) Copy of Development Agreement dated 12/06/2023 bearing document registration No. HVL-12/10152/2023.
- 13) Copy of Power of Attorney dated 12/06/2026 bearing document registration No. HVL-12/10154/2023
- 14) Copy of Mutation Entry No. 685,844, 1569 and 2380, of Village Punavale, Taluka Mulshi, District Pune.

Survey No. 51/4/1 (pt)

- 15) Copy of Exchange Deed 23/08/2021 bearing document registration No. HVL-25/10923/2021.



- 16) Copy of Sale Deed dated 11/10/2022 bearing document registration No **HVL-24/18108/2022.**
- 17) Copy of Power of Attorney bearing document registration No. **HVL-24/18113/2022.**
- 18) Copy of Mutation Entry No. 230, 307, 720, 804, 2002, 2583, 3140, 5632 and 5878 of Village Punavale, Taluka Mulshi, District Pune
- 19) Search report for 14 years from 2011 till 2024

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that

- i) **Mr. Rajaram Ganpat Koyte** as the Owner and **M/s. LANDMARK REALTY** as the Developer with respect to the piece or parcel of land admeasuring about 2300.00 Sq. Mtrs. of Survey No. 51/5/2, lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune.
- ii) **M/s. LANDMARK REALTY** is the owner/Developer of piece or parcel of land admeasuring about 3300.00 Sq. Mtrs of Survey No. 51/5/2 (pt) lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune,
- iii) **M/s. Landmark Realty** is the Owner/Developer of piece or parcel of land admeasuring about 9600.00 Sq. Mtrs of Survey No. 51/4/1 (Pt), lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune,

is clear, marketable and without any encumbrances.

Owner/Developer

Sr. No.	Property Details	Area in Sq. Mtrs.	Owner	Developer
1	51/5/2 (Pt)	2300	Mr. Rajaram Ganpat Koyte	M/s. LANDMARK REALTY:
2		3300	M/s. LANDMARK REALTY:	M/s. LANDMARK REALTY:



3	51/4/1 (Pt)	9600	M/s. LANDMARK REALTY:	M/s. LANDMARK REALTY:
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The report reflecting the flow of the title of

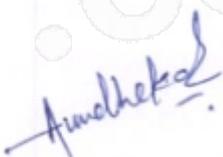
- i) **Mr. Rajaram Ganpat Koyteas** the Owner and **M/s. LANDMARK REALTY** as the Developer with respect to the piece or parcel of land admeasuring about 2300.00 Sq. Mtrs. lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune.
- ii) **M/s. LANDMARK REALTY** is the owner/Developer of piece or parcel of land admeasuring about 3300.00 Sq. Mtrs of Survey No. 51/5/2 (pt) lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune,
- iii) **M/s. Landmark Realty** is the Owner/Developer of piece or parcel of land admeasuring about 9600.00 Sq. Mtrs of Survey No. 51/4/1 (Pt), lying, being and situated at Village Punavale, Taluka: Mulshi, District: Pune,

On the said plot is enclosed herewith as annexure.

Encl : Annexure.

Date 20/11/2024

Place: Pune


Surendra V Aundhekar

Advocate



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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing receipt No.: MH011307749202425P dated 19/11/2024.

Survey No. 51/5/2 (pt)

- 2) At the relevant time through oral partition **Mr. Rajaram GanapatKoyate** became the owner of the land admeasuring about **5600 Sq. Mtrs** out of area admeasuring about 18,700 Sq.Mtrsof **Survey No. 51/5/2**, lying, being and situated at Village: Punavale, Taluka: Mulshi, District: Pune (hereinafter referred to as the "**Said Property No. 1**")

- 3) By virtue of Sale Deed dated **12/06/2023**, Whereby, **Rajaram GanapatKoyate** and 1) **Surekha Rajaram Koyate**, 2) **Pranav Rajaram Koyate**, 3) **Prasad Rajaram Koyate**, and 4) **Kanchan Rajaram Koyate @ Kanchan Prakash Landge** therein referred as the "Confirming party" sold, transferred and assigned all their rights, title, interest and benefits with respect to area admeasuring about **3300 Sq. Mtrs** out of the said Property No.1 in favor of **M/s. LANDMARK REALTY** as per terms and conditions mentioned therein. The same is duly registered with the



Sub-Registrar of Assurance at Haveli, bearing Registration Document Serial No. **HVL-12/10131/2023** dated **12/06/2023** (hereinafter referred to as the "**said Sale Deed No.1**").

- 4) In pursuance of the said Sale Deed No.1 a separate Power of Attorney dated **12/06/2023** has been executed by and between 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge in favour of **M/s.LANDMARK REALTY** through its partners 1) Sachin KiranrajSonigara and 2) Ashish Ashok Siroya with respect to area admeasuring about **3300 Sq. Mtrs** out of the said Property No.1 and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registered Document Serial No.**HVL-12/10132/2023** (hereinafter referred to as the "**said Power of Attorney No. 1**").
- 5) By virtue of the Development Agreement dated **12/06/2023**, Whereby 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge sold, transferred and assigned their development rights, title, interest and benefits with respect to the area admeasuring about **500 Sq. Mtrs** out the said Property No.1 in favor of **M/s. LANDMARK REALTY** as per terms and conditions as mentioned therein. The same is duly registered with the Sub-Registrar of assurances at Haveli, bearing Registered Document Serial No. **HVL-12/10139/2023** (hereinafter referred to as the "**Said Development Agreement No.1**")
- 6) In pursuance of the Development Agreement No.1, a separate Irrevocable Power of attorney was executed by and between dated **12/06/2023**, 1)Rajaram GanapatKoyate, 2)Surekha Rajaram Koyate, 3)Pranav Rajaram Koyate, 4)Prasad



Rajaram Koyate, and 5)Kanchan Rajaram Koyate @ Kanchan Prakash Landge in the Favor of **M/s. LANDMARK REALTY** through its partners with respect to the area admeasuring about 500 sq. mtrs, out of the said Property No.1 and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. **HVL-12/10141/2023** (hereinafter referred to as the "**said Irrevocable Power of Attorney No.1**").

7) By virtue of the Development Agreement dated **12/06/2023**, Whereby1)Rajaram GanapatKoyate, 2)Surekha Rajaram Koyate, 3)Pranav Rajaram Koyate, 4)Prasad Rajaram Koyate, and 5)Kanchan Rajaram Koyate @ Kanchan Prakash Landgeparty of the Second Part sold, transferred and assigned all their development rights, title, interest and benefits with respect to the area admeasuring about **500 sq. mtrs**, out of the said Property No.1 in favor of **M/s.LANDMARK REALTY** party of the First Partas per terms and conditions mentioned therein. The same was duly registered with the sub-registrar of assurances at Haveli, bearing Registered Document Serial No. **HVL-12/10143/2023** (hereinafter referred to as the "**Said Development Agreement No.2**").

8) In pursuance of the said Development Agreement No.2, a separate Irrevocable Power of Attorney dated **12/06/2023** was executed by and between 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge in the favor of **M/s. LANDMARK REALTY** through its partners 1) Sachin KiranrajSonigara and 2) Ashish Ashok Siroya with respect to the area admeasuring about **500 Sq. Mtrs**out the said Property No.1and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. **HVL-12/10144/2023** (hereinafter referred to as the "**said Irrevocable Power of Attorney No.2**")



9) By virtue of the Development Agreement dated **12/06/2023**, Whereby 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge sold, transferred and assigned their development rights, title, interest and benefits with respect to the area admeasuring about **500 Sq. Mtrs** out the said Property No.1 in favor of **M/s.LANDMARK REALTY** as per terms and conditions as mentioned therein. The same is duly registered with the Sub-Registrar of assurances at Haveli, bearing Registered Document Serial No. **HVL-12/10145/2023** (hereinafter referred to as the "**Said Development Agreement No.3**").

10) In pursuance of the said Development Agreement No.3, a separate Irrevocable Power of Attorney dated **12/06/2023** was executed by and between 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge in the favor of **M/s. LANDMARK REALTY** through its partners 1) Sachin KiranrajSonigara and 2) Ashish Ashok Siroya with respect to the area admeasuring about **500 Sq. Mtrs** out the said Property No.1 and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. **HVL-12/10150/2023** (hereinafter referred to as the "**said Irrevocable Power of Attorney No.3**").

11) By virtue of the Development Agreement dated **12/06/2023**, Whereby 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash sold, transferred and assigned their development rights, title, interest and benefits with respect to the area admeasuring about **500 Sq. Mtrs** out the said Property No.1 in favor of **M/s.LANDMARK REALTY** as per terms and conditions



as mentioned therein. The same is duly registered with the Sub-Registrar of assurances at Haveli, bearing Registered Document Serial No. **HVL-12/10148/2023** (hereinafter referred to as the "**Said Development Agreement No.4**").

12) In pursuance of the said Development Agreement No.4, a separate Irrevocable Power of attorney was executed dated **12/06/2023** by and between, 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge in the Favor of **M/s. LANDMARK REALTY** through its partners 1) Sachin KiranrajSonigara and 2) Ashish Ashok Siroya with respect to area admeasuring about **500 Sq. Mtrs** out the said Property No.1 and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. **HVL-12/10149/2023** (hereinafter referred to as the "**said Irrevocable Power of Attorney No.4**").

13) By virtue of the Development Agreement dated **12/06/2023**, Whereby 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landgesold, transferred and assigned their development rights, title, interest and benefits with respect to area admeasuring about **300 Sq. Mtrs** out of the said Property No.1 in favor of **M/s.LANDMARK REALTY** as per terms and conditions mentioned therein. The same is duly registered with the Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. **HVL-12/10152/2023** dated **14/06/2023** (hereinafter referred to as the "**Said Development Agreement No.5**").

14) In pursuance of the said Development Agreement No.5, a separate Irrevocable Power of attorney was executed dated **12/06/2023** by and between, 1) Rajaram GanapatKoyate, 2) Surekha Rajaram Koyate, 3) Pranav Rajaram Koyate, 4) Prasad



Rajaram Koyate, and 5) Kanchan Rajaram Koyate @ Kanchan Prakash Landge in the Favor of M/s. LANDMARK REALTY through its partners 1) Sachin KiranrajSonigara and 2) Ashish Ashok Siroya with respect to area admeasuring about 300 Sq. Mtrs out the said Property No.1 and the same is duly registered with Sub-Registrar of Assurances at Haveli, bearing Registration Document Serial No. HVL-12/10154/2023 (hereinafter referred to as the "said Irrevocable Power of Attorney No.5")

15)By virtue of said Developer Agreement No. 1 to 5 and Said Irrevocable Power of Attorney No. 1 to 5, M/s. Landmark Realty obtained development rights of the piece or parcel of land admeasuring 2300.00 Sq. Mtrs. out of the said Property No. 1.

Survey No. 51/4/1 (pt)

16)WHEREAS the property bearing Survey No. 51/4 admeasuring area 04 Acre 25 Aar was owned by the Mr. Rama SiduKoyate and his name were recorded on 7/12 extract by mutation entry no. 230.

17)AND WHEREAS the said Mr. Rama Sidu/ ShiduKoyate died on 19/10/1944 leaving behind legal heir Mr. Babu Rama Koyate, Mr. Ganpat Rama Koyate, Mr. Shankar Rama Koyate, Mr. Morya Rama Koyate, Kumar Balu Koyate and Kumar Krushna Koyate, and accordingly the name of Babu Rama Koyate recorded on 7/12 extract as the head of the family and guardian of Kumar Balu, Kumar Krushna by mutation entry no. 307.

18) AND WHEREAS as per Maharashtra State Government Weights and Measures Act, 1958 and Government of India Coinage Act, 1955 by the Special District Inspector of Land Records (Dashman), Pune, the sizeable village converted to decimal size has come into possession and it implementation was approved for Village Punawale by mutation entry no. 720 and accordingly the survey no.51/4



area 04 acres 25 aar was converted into survey no. 51/4 area 01 hectare 86.40 aar.

19)AND WHEREAS the Mr. Balu Rama Koyate, Kisan Rama Koyate and Raghunath Shankar Koyate submitted application that the mutation of the property bearing Survey No. 51/4 is recorded in the name of Mr. Babu Rama Koyate but the half share of the said property is in possession of Mr. Balu Rama Koyate and half share of the said property is in possession of Mr. Raghunath Shankar Koyate since last 10 to 15 years, and accordingly the their names were recorded on 7/12 extract by mutation entry no. 804.

20)AND WHEREAS that the Mr. Balu Rama Koyate died on 01/05/1999 leaving behind legal heir Wife - Smt. Rangubai Balu Koyate, Three Son's Mr. Vasant Balu Koyate, Mr. Prakash Balu Koyate, Mr. Sahebrao Balu Koyate and One married daughter Sou. Lilabai BalasahebNavale and accordingly the said legal heirs names were recorded on 7/12 extract by mutation entry no. 2002.

21)AND WHEREAS that under the scheme of computerization of land records by the letter issued from Hon'ble Jamabandi Commissioner bearing no. C.O.S.P./S.B./C. R. I. 66 / S/2/3 dated 09/10/2003 and according to the letter of Tehsildar Saheb Mulshi bearing no. Hano/Vashi/1590/04 dated 27/10/2003, the land record situated in village Punavle computerized and the Survey No. 51/4/A Area 01 Hectares 86.40 R was converted into Survey No. 51/4/1 Area 01 Ha 86.40 Rs., the said entry was confirmed and recorded on 7/12 extract by mutation entry no. 2583.

22)AND WHEREAS the Mr. Vasant Balu Koyate sold the area admeasuring 00 H. 03 Aar out of the Survey No. 51/4/1 to Sou. Shubhangi Anil Kate and Sou. Suvarna Vitthal Kalapure by sale deed which was duly registered vide Doc. Sr. No. 6148/2008 dated 13/06/2008 and accordingly the name of Sou. Shubhangi Anil



Kate and Sou. Suvarna Vitthal Kalapure were recorded on 7/12 extract by mutation entry no. 3140.

23)AND WHEREAS the Exchange Deed was executed between Shri. Raghunath Shankar Koyte, Mr. Vasant Balu Koytan, Mr. Prakash Balu Koyte, Shri. Sahebrao Balu Koyte, Mrs. Suvarna Vitthal Kalapure and Mrs. Rekha BalasahebBhegde, Mrs. Sunanda Digambar Gaikwad, Mrs.Dropada Pandit Kate, Shri. Subhash Kisan Koyte, Shri. Pramod Bhagwant alias Bhagwan Kate, Shri. Shamkant Bhagwant alias Bhagwan Kate and Shri. Pandit Shankar Kate which was duly registered in the office of Sub-Registrar Haveli No. 25 vide Doc. Sr. No. 10923/2021 dated 23/08/2021 and by the said Exchange Deed the said Shri. Raghunath Shankar Koyte, Mr. Vasant Balu Koytan, Mr. Prakash Balu Koyte, Shri. Sahebrao Balu Koyte, Mrs. Suvarna Vitthal Kalapure has transferred their undivided share together admeasuring area 01 H. 71.40 out of total area 01 H. 86.40 Aar situated in Survey No. 51/4/1 in favour of Mrs. Rekha BalasahebBhegde, Mrs. Sunanda Digambar Gaikwad, Mrs.Dropada Pandit Kate, Shri. Subhash Kisan Koyte (area 00 H. 85.70 Aar), Shri. Pramod Bhagwant alias Bhagwan Kate, Shri. Shamkant Bhagwant alias Bhagwan Kate (area 00 H. 42.85 Aar) and Shri. Pandit Shankar Kate (area 00 H. 43 Aar), and accordingly their names were recorded on 7/12 extract by the mutation entry no. 5632.

24)AND WHEREAS the said Mrs. Rekha BalasahebBhegde, Mrs. Sunanda Digambar Gaikwad, Mrs.Dropada Pandit Kate, Shri. Subhash Kisan Koyte, Shri. Pramod Bhagwant alias Bhagwan Kate, Shri. Shamkant Bhagwant alias Bhagwan Kate and Shri. Pandit Shankar Kate has sold the total admeasuring area 00 H. 96 Aar out of total admeasuring area 01 H. 71.40 Aar to **M/s. Landmark Reality** through its Partner Mr. Aashis Ashok Siroya by Sale Deed which was duly registered in the office of Sub-Registrar Haveli No. 24 vide Doc. Sr. No. 18108/2022 Dated 11/10/2022 as well as the said parties also executed Power of Attorney in favour of M/s. Landmark Reality through its Partner Mr. Aashis Ashok Siroya which was duly registered in the office of Sub-Registrar Haveli No. 24 vide Doc. Sr. No.



18113/2022 Date 13/10/2022 and accordingly the name of M/s. Landmark Reality through its Partner Mr. Aashis Ashok Siroya recorded on 7/12 extract by mutation entry no. 5878.

25) Litigation if any: NIL

We have conducted search at sub-registrar office and no Lis Pendency has been registered and on basis of the same it appears that there are no litigations on Said Plot.

Date 20 /11/2024

Place: Pune

Surendra V Aundhekar

Advocate



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