

JAGDISH NARAYANDAS KACHOLE

Advocate

Omprakash Provision Stores, Near Mrutanjay Mandal,
459, Shivajinagar, Pune 411 005,
Mobile 9890860810

Date 10.12.2021

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

To,
MahaRERA
Pune

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Land admeasuring an area
17742.88 Sq.Mtrs. out of Survey No. 286, Hissa No. 1B + 1D + 1A,
Situated at Village Lohagon, Taluka Haveli, District Pune
(Recently Newly added within the limits of Pune Municipal Corporation)

I have investigated the title of the said Land on the request of
" LAXMI DEVELOPMENTS " a registered Partnership Firm, having its Office
at : Laxmi Emerald, Survey No. 286/1B + 1D + 1A, Sathe Vasti, Lohagaon, Pune 411047
and following documents i.e.

A) Discription of the Properties :-

I] ALL THAT PIECE AND PARCEL of land admeasuring an area 00 Hectares 67 Ares i.e.
6700 sq. mtrs. out of Survey No.286, Hissa No.1B totally admeasuring an area 01
Hectares 34 Ares assessed at 02 Rs. 37 Paise situated, lying and being at revenue
Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune,
Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction
of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said Property No.1"]

II] ALL THAT PIECE AND PARCEL land admeasuring an area 3878.20 sq. mtrs. out of
Survey No.286, Hissa No.1D totally admeasuring an area 02 Hectares 62 Ares assessed
at 04 Rs. 75 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli,
District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli,
Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said Property No.2"]

III] ALL THAT PIECE AND PARCEL land admeasuring 00 Hectare 33.5 Ares i.e. 3350 sq.
mtrs. out of Survey No.286/1B totally admeasuring an area 01 Hectare 34 Ares assessed
at 02 Rs. 37 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli,
District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli,
Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said Property No.3"]

IV] ALL THAT PIECE AND PARCEL land admeasuring 00 Hectare 33.5 Ares i.e. 3350 sq.
mtrs. out of Survey No.286/1B totally admeasuring an area 01 Hectare 34 Ares assessed
at 02 Rs. 37 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli,
District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli,
Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said Property No.4"]

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- V] ALL THAT PIECE AND PARCEL land admeasuring 5000 sq. ft. i.e. 464.68 sq. mtrs. i.e. 4.65 Ares out of Survey No.286/1A totally admeasuring an area 02 Hectare 67 Ares assessed at 04 Rs. 69 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.
- [HEREINAFTER referred to as "the said Property No.5"] .

The said property Nos.1 to 5 are collectively bounded as under:-

ON OR TOWARDS :-

East - Survey No.286/2
South - Survey No.286/1C
West - Road and Survey No.286/1
North - Survey No.293

(Hereinafter referred as " the Said Property/Properties ")

- B) The Documents of Allotment of Lands :-

- i) Mutation Entry Nos. :- 22737, 22738, 22862, 22863, 27467, 27576, 27577, 29080, 29081, 30276, 30667, 32180, 33003, 33047, 34315, 37530, 38493, 38494, 38497, 34857, 39523, 42080, etc.

- ii) Registered Documents :-

Dated	Property No.	Title of Document	Registration Office	Registration Number
13.04.2010	Lohagaon S.No. 286/1B	Exchange Deed	Haveli No. 7, Pune	3037/2010
03.06.2015	Lohagaon S.No. 286/1B	Correction Deed	Haveli No. 8, Pune	5610/2015
30.12.2013	Lohagaon S.No. 286/1B & 286/1D	Development Agreement	Haveli No. 8, Pune	10710/2013
09.06.2015	Lohagaon S.No. 286/1B & 1D	Concellation Deed	Haveli No. 23, Pune	4648/2015
19.04.2012	Lohagaon S.No. 286/1D	Sale Deed	Haveli No. 8, Pune	4829/2012
13.05.2008	Lohagaon S. No. 286/1D	Agreement / Sathekhat	Haveli No. 8, Pune	4200/2008
13.05.2008	Lohagaon S. No. 286/1D	Power of Attorney	Haveli No. 8, Pune	4201/2008
17.02.2010	Lohagaon S. No. 286/1D	Sale Deed	Haveli No. 8, Pune	1735/2010
05.05.2011	Lohagaon S. No. 286/1D	Sale Deed	Haveli No. 8, Pune	4593/2011
04.04.2012	Lohagaon S. No. 286/1D	Sale-Deed	Haveli No. 8, Pune	3742/2012
16.05.1998	Lohagaon S No. 286/1D	Sale-Deed	Haveli No. 8, Pune	2373/1998
01.03.1997	Lohagaon S.No. 286/1D	Sale-Deed	Haveli No. 8, Pune	1812/1997
06.07.2011	Lohagaon S.No. 286/1D	Sale-Deed	Haveli No. 8, Pune	6825/2011
15.12.1995	Lohagaon S.No. 286/1D	Power of Attorney	Haveli No. 8, Pune	228/1995
02.05.2006	Lohagaon S.No. 286/1D	Power of Attorney	Haveli No. 8, Pune	3431/2006
11.06.2008	Lohagaon S.No. 286/1D	Power of Attorney	Haveli No. 8, Pune	6670/2008
01.01.2009	Lohagaon S.No. 286/1D	Sale Deed	Haveli No. 8, Pune	81/2009
15.10.2009	Lohagaon S.No. 286/1D	Sale Deed	Haveli No. 8, Pune	7609/2009
15.10.2009	Lohagaon S.No. 286/1D	Sale Deed	Haveli No. 8, Pune	7608/2009
19.01.2011	Lohagaon S.No. 286/1D	Sale Deed	Haveli No. 8, Pune	808/2011
27.12.1996	Lohagaon S.No. 286/1D	Sale-Deed	Haveli No. 8, Pune	958/1997
27.02.1997	Lohagaon S.No. 286/1D	Sale-Deed	Haveli No. 8, Pune	959/1997

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27.06.2006	Lohagaon S.No. 280/1D	Development Agreement	Haveli No. 8, Pune	5098/2006
27.06.2006	Lohagaon S.No. 280/1D	Power of Attorney	Haveli No. 8, Pune	5099/2006
11.10.2010	Lohagaon S.No. 280/1D	Gale Deed	Haveli No. 8, Pune	10036/2010
30.11.2010	Lohagaon S.No. 280/1D	Gale Deed	Haveli No. 8, Pune	11052/2010
12.06.2015	Lohagaon S.No. 280/1D & 1B	Gale Deed	Haveli No. 23, Pune	4052/2015
12.06.2015	Lohagaon S.No. 280/1D & 1B	Power of Attorney	Haveli No. 23, Pune	4053/2015
29.12.2007	Lohagaon S.No. 280/1B	Development Agreement	Haveli No. 15, Pune	452/2008 & 454/2008
29.12.2007	Lohagaon S.No. 280/1B	Power of Attorney	Haveli No. 15, Pune	453/2008 & 455/2008
07.05.2008	Lohagaon S.No. 280/1B	Gale-Deed	Haveli No. 8, Pune	4010/2008
30.12.2013	Lohagaon S.No. 280/1B	Development Agreement	Haveli No. 8, Pune	10711/2013
12.06.2015	Lohagaon S.No. 280/1B	Cancellation Deed	Haveli No. 23, Pune	4047/2015
12.06.2015	Lohagaon S.No. 280/1B	Development Agreement	Haveli No. 23, Pune	4050/2015
12.06.2015	Lohagaon S.No. 280/1B	Power of Attorney	Haveli No. 23, Pune	4057/2015
07.05.2008	Lohagaon S.No. 280/1B	Sale-Deed	Haveli No. 8, Pune	4010/2008
20.07.2011	Lohagaon S.No. 280/1B	Sale Deed	Haveli No. 8, Pune	7351/2011
21.04.2012	Lohagaon S.No. 280/1A	Sale Deed	Haveli No. 8, Pune	4300/2012
12.06.2015	Lohagaon S.No. 280/1A & 1B	Development Agreement	Haveli No. 23, Pune	4054/2015
12.06.2015	Lohagaon S.No. 280/1A & 1B	Power of Attorney	Haveli No. 23, Pune	4055/2015
20.08.2016	Lohagaon S.No. 280/1A & 1B	Suppliment Development Agreement	Haveli No. 01, Pune	5854/2016
20.08.2016	Lohagaon S.No. 280/1A & 1B	Power of Attorney	Haveli No. 01, Pune	5855/2016
02.12.2021	Lohagaon S.No. 280/1B	Suppliment Agreement	Haveli No. 08, Pune	7197/2021

- iii) Layout :- Dated 08.10.2012 vide No. Layout/NABP/Village Lohagaon / Taluka Haveli/ District Pune Survey No. 280/ 1B + 1D/SSp/6914.
- iv) Completion Certificate issued by Pune Municipal Corporation dated 24.10.2019 vide No. OCC/0575/19
- v) Non-Agriculture use permission by Collector Pune dated 06.08.2021 vide Order No. NA/Sr/211/2021.
- vi) Revised Layout and Commencement Certificate issued by Pune Municipal Corporation : Layout vide Commencement Certificate No. CC/0449/21, Dated 02.06.2021 & Commencement Certificate No. CC/1343/21, Dated 20.08.2021.
- C) 7/12 Extract issued by Talathi Lohagaon, Taluka Haveli, District Pune
- D) Search Report for 30 years from 1991.

On perusal of the above mentioned documents and all other relevant documents

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Developments, Nircon Developers & Sai Developers are clear, marketable and without any encumbrances.

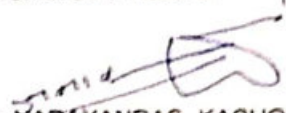
Owners of the Land

- i) Laxmi Developments – Survey No. 286, Hissa No 1B, Land admeasuring an area about 6700 Sq.Mtrs.
- ii) Laxmi Developments – Survey No. 286, Hissa No 1D, Land admeasuring an area about 3878.20 Sq.Mtrs.
- iii) Nircon Developers – Survey No. 286, Hissa No 1B, Land admeasuring an area about 3350 Sq.Mtrs.
- iv) Sai Developers – Survey No. 286, Hissa No 1B, Land admeasuring an area about 3350 Sq.Mtrs.
- v) Sai Developers – Survey No. 286, Hissa No 1A, Land admeasuring an area about 464.68 Sq.Mtrs.
- vi) Qualifying Coments / remarks if any

The report reflecting the flow of the title of the M/s. Laxmi Developments, Nircon Developers & Sai Developers on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 10.12.2021


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20211210 - LEGAL TITLE REPORT as per MahalERA - Laxmi Developments - Shivajinagar 286

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Date 10.12.2021

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

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extrate as on date of Survey No. 286/1B + 1D + 1A, Lohagaon, Taluka Haveli, District Pune
- 2) Mutation Entries No. 22737, 22738, 22862, 22863, 27467, 27576, 27577, 29080, 29081, 30276, 30667, 32180, 33003, 33047, 34315, 37530, 38493, 38494, 38497, 34857, 39523, 42080, etc.
- 3) Search Report for 30 years from 1991
- 4) Any other relevant title - No
- 5) Litigations if any : No Litigations

Encl : Annexure

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B.A., LL.B., D.L.L. & L.V. GAL TITLA REPORT as per MahaRERA - Laxmi Developments - Lohagaon 286

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