



Ref.:

Date:

FORMAT A
(Circular No.28/2021)

To,
MahaRERA
HousefinBhavan,
Plot No. C-21,
BandraKurla Complex,
Bandra (East),
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance Report with respect to all that piece and parcel of land or ground admeasuring Hectares 00=38 Ares being a portion out of land admeasuring Hectares 00=76 Ares bearing Survey No. 25 Hissa No. 2, situate, lying and being at Village Mohammedwadi within the registration Sub District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

On the instructions received by us from our Client, **PERIDOT LIFE SPACES LLP**, a limited liability partnership firm duly constituted incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its Office at 450, Gate No. 3 Market yard, Gultkedi, Pune 411037 (hereinafter referred to as "**the said Owner**"), we have investigated its title to the said Property and towards which we have perused the following documents :

1) Description of the Property:

All that piece and parcel of land or ground admeasuring Hectares 00=38 Ares being a portion out of land admeasuring Hectares 00=76 Ares bearing Survey No. 25 Hissa No. 2, situate, lying and being at Village Mohammedwadi within the registration Sub District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and which portion is bounded as follows, that is to say :



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On or towards the East : By land bearing Survey No. 25/3/1 (Part),
Village Mohammedwaid.

On or towards the South : By 12 mtrs. wide Road and land bearing
Survey No. 25 (Part), Village
Mohammedwadi.

On or towards the West : By land bearing Survey No. 25/1(Part),
Village Mohammedwadi.

On or towards the North : By remaining land out of Survey No. 25/2,
Village Mohammedwadi.

2) The Documents pertaining to acquisition of the said Property are as following:

- a) Deed of Release dated 10.03.1999 (duly Registered under Serial No. 1239 of 1999 with the Sub-Registrar Haveli No. III, Pune).
- b) Agreement For Development dated 28.11.2002 (duly Registered under Serial No. 6098 of 2002 with the Sub-Registrar Haveli No. XII, Pune)
- c) Irrevocable Power of Attorney (duly Registered under Serial No. 6099 of 2002 with the Sub-Registrar Haveli No. XII, Pune)
- d) Agreement For Development dated 25.05.2005 (duly Registered under Serial No. 3128 of 2005 with the Sub-Registrar Haveli No. XII, Pune)
- e) Irrevocable Power of Attorney (duly Registered under Serial No. 3129 of 2005 with the Sub-Registrar Haveli No. XII, Pune)
- f) Agreement For Development dated 27.03.2007
- g) Confirmation Deed dated 15.11.2007 (duly Registered under Serial No. 1931 of 2008 with the Sub-Registrar Haveli No. VI, Pune)



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- h) Agreement For Development Rights dated 5.04.2008 (duly Registered under Serial No. 3262 of 2008 with the Sub-Registrar Haveli No. XII, Pune)
- i) Irrevocable Power of Attorney (duly Registered under Serial No. 3263 of 2008 with the Sub-Registrar Haveli No. XII, Pune)
- j) Deed of Confirmation dated 3.09.2010 (duly Registered under Serial No. 8234 of 2010 with the Sub-Registrar Haveli No. X, Pune)
- k) Irrevocable Power of Attorney dated 3.09.2010 (duly Registered under Serial No. 8235 of 2010 with the Sub-Registrar Haveli No. X, Pune)
- l) Confirmation Deed dated 25.10.2021 (duly Registered under Serial No. 23879 of 2021 with the Sub-Registrar Haveli No. X, Pune)
- m) Irrevocable Power of Attorney (duly Registered under Serial No. 23880 of 2021 with the Sub-Registrar Haveli No. X, Pune)
- n) Deed of Conveyance dated 19.10.2022 (duly Registered under Serial No. 15090 of 2022 with the Sub-Registrar Haveli No. IX, Pune)
- o) Deed of Correction dated 12.04.2023 (duly Registered under Serial No. 7711 of 2023 with the Sub-Registrar Haveli No. II, Pune)
- p) Deed of Confirmation dated 12.12.2022 (duly Registered under Serial No. 24275 of 2022 with the Sub-Registrar Haveli No. I, Pune)
- q) Deed of Release dated 24.02.2010 (duly Registered under Serial No. 1639 of 2010 with the Sub-Registrar Haveli No. XII, Pune)

3) 7/12 Extract issued by the Talathi of Village Mohammedwadi of last 30 years and Mutation Entires Nos: 1317, 3959, 4170, 4927, 6931, 8159, 10204, 14055 and 14773,



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4) Copy of Search Reports dated 18.04.2023 and 18.12.2023 issued by
Shri. Rajesh Palse, Advocate for the last 30 years.

On perusal of the above mentioned documents and all other relevant documents/information relating to the said Property, as mentioned in our Title Flow annexed hereto, pertaining to title of the said Property as described above, we are of the opinion that the title of the said Owner i.e **PERIDOT LIFE SPACES LLP** to the said Property is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

The report reflecting the flow of the title of the aforesaid Owner to the said Property is enclosed herewith as annexure.

Dated this 30.01.2024.

For BENCHMARK LEGAL SERVICES LLP



NIEELAM VERMA, ADVOCATE

Enclosed : Annexure