

**RASIKA S. KORATKAR (ADVOCATE)**

**B.com, L.L.B**

Address: TRIAA Housing, City Bay, City Point Tower,  
Dhole Patil Road, Pune 411007.

Phone: 8087822202.

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

To,

MahaRERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing Survey No.-37, Hissa No.- 1 area admeasuring **5550 sq. mtrs.** out of the Survey No- 27, Hissa No-5, Survey No- 37, Hissa No-1, Survey No- 37, Hissa No-2 situated at Village- Mohammadwadi, Taluka- Haveli, District- Pune- 411060 (hereinafter referred as the "**said plot**").

I have investigated the title of the said plot on the request of **M/s. TRIAA SQUARE LLP** and **M/s. PACIFIC ORIENT GENESIS ASSOCIATES** and following documents i.e.: -

- 1) Description of the property.
- 2) Agreements dated **09/12/2004** and **24/05/2005**, bearing Registration Document Serial No. **5426/2004** and **3142/2005**.
- 3) Power of Attorney dated **09/12/2004** and **24/05/2005**, bearing Registration Document Serial No **5427/2004** and **3143/2005**.
- 4) Agreement dated **24/05/2005**, bearing Registration Document Serial No **3090/2005**
- 5) Agreement dated **07/02/2005**, bearing Registration Document Serial No **759/2005**
- 6) Power of Attorney dated **07/02/2005**, bearing Registration Document Serial No **760/2005**
- 7) Agreement dated **28/02/2005**, bearing Registration Document Serial No **1210/2005**
- 8) Power of Attorney dated **28/02/2005**, bearing Registration Document Serial No **1211/2005**
- 9) Agreement dated **29/03/2004**, bearing Registration Document Serial No **1228/2004**
- 10) Power of Attorney dated **28/02/2004**, bearing Registration Document Serial No **1229/2004**



- 11) Agreement dated **10/10/2005**, bearing Registration Document Serial No **6282/2005**
- 12) Agreement dated **28/02/2006**, bearing Registration Document Serial No **1590/2006**
- 13) Power of Attorney dated **28/02/2006**, bearing Registration Document Serial No **1591/2006**
- 14) Agreement dated **16/10/2007**, bearing Registration Document Serial No **7926/2007**
- 15) Power of Attorney dated **16/10/2007**, bearing Registration Document Serial No **7927/2007**
- 16) Agreement dated **31/12/2007**, bearing Registration Document Serial No **4383/2007**
- 17) Power of Attorney dated **31/12/2007**, bearing Registration Document Serial No. **4384/2007**
- 18) Agreement dated **12/09/2011**, bearing Registration Document Serial No **7799/2011**
- 19) Power of Attorney dated **12/09/2011**, bearing Registration Document Serial No **7800/2011**
- 20) Joint Development Agreement dated 20/03/2024, bearing Registration Document Serial No. **HVL-1/6257/2024**
- 21) General Power of Attorney dated **20/03/2024**, bearing Registration Document Serial No. **HVL-1/6257/2024**
- 22) 7 /12 extract or property card issued by Talathi Hadapsar dated 06/11/2024.
- 23) Search report for **30 years** from **1994** till **2024**.

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 **1) Giridhar Ganpat Dighe, 2) Uttamrao Damunna Markunde, 3) Gopal Govind Kulkarni, 4) Ashok Shankar Kedge, 5) Vasudha Vasant Kulkarni, 6) Snehalata S Londhe, 7) Ramesh Gajanan Shende, 8) Dilip Bhagwan Ghodake, 9) Rajendra Bhagwan Ghodake, 10) Petar Benjamin D'Souza, 11) Kumudini Dattatray More, 12) Rekha Ajay Deshpande, 13) Suresh Ramkrushna Kapdi, 14) Vasanti Sanjay Gaikwad, 15) Vijay Sahebrao Gaikwad, 16) Shaila Suresh Shinde, 17) Jijabai Dadaso Jadhav, 18) Shankar Genba Sawant** as the Owners and **M/s. TRIAA SQUARE LLP** and **M/s. PACIFIC ORIENT GENESIS ASSOCIATES** as the Developers is clear, marketable and without any encumbrances



**Owners of the plot:**

1) Giridhar Ganpat Dighe, 2) Uttamrao Damunna Markunde, 3) Gopal Govind Kulkarni, 4) Ashok Shankar Kedge, 5) Vasudha Vasant Kulkarni, 6) Snehalata S Londhe, 7) Ramesh Gajanan Shende, 8) Dilip Bhagwan Ghodake, 9) Rajendra Bhagwan Ghodake, 10) Petar Benjamin D'Souza, 11) Kumudini Dattatray More, 12) Rekha Ajay Deshpande, 13) Suresh Ramkrushna Kapdi, 14) Vasanti Sanjay Gaikwad, 15) Vijay Sahebrao Gaikwad, 16) Shaila Suresh Shinde, 17) Jijabai Dadaso Jadhav, 18) Shankar Genba Sawant: land bearing Survey No.-37, Hissa No.- 1 area admeasuring **5550 sq. mtrs.** out of the Survey No-27, Hissa No-5, Survey No- 37, Hissa No-1, Survey No- 37, Hissa No-2 situated at Village- Mohammadwadi, Taluka- Haveli, District- Pune- 411060.

**Developer of the plot:**

M/s. **TRIAA SQUARE LLP** and M/s. **PACIFIC ORIENT GENESIS ASSOCIATES**: land bearing Survey No.-37, Hissa No.- 1 area admeasuring **5550 sq. mtrs.** out of the Survey No-27, Hissa No-5, Survey No- 37, Hissa No-1, Survey No- 37, Hissa No-2 situated at Village- Mohammadwadi, Taluka- Haveli, District- Pune- 411060.

The report reflecting the flow of the title of the 1) Giridhar Ganpat Dighe, 2) Uttamrao Damunna Markunde, 3) Gopal Govind Kulkarni, 4) Ashok Shankar Kedge, 5) Vasudha Vasant Kulkarni, 6) Snehalata S Londhe, 7) Ramesh Gajanan Shende, 8) Dilip Bhagwan Ghodake, 9) Rajendra Bhagwan Ghodake, 10) Petar Benjamin D'Souza, 11) Kumudini Dattatray More, 12) Rekha Ajay Deshpande, 13) Suresh Ramkrushna Kapdi, 14) Vasanti Sanjay Gaikwad, 15) Vijay Sahebrao Gaikwad, 16) Shaila Suresh Shinde, 17) Jijabai Dadaso Jadhav, 18) Shankar Genba Sawant as the Owners and M/s. **TRIAA SQUARE LLP** and M/s. **PACIFIC ORIENT GENESIS ASSOCIATES** as the Developer on the said land is enclosed herewith as annexure.

Encl : Annexure.



FORMAT -A

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

**FLOW OF THE TITLE OF THE SAID PLOT.**

Sr.No.

- 1) Search report for 30 years from 1994 - 2024 taken from Online Search Report, bearing receipt No.: **MH008647951202425U** dated **23.09.2024**.
- 2) At the relevant time, 1) Smt. Sushilabai Gulab Ghule, 2) Shri. Sanjay Gulab Ghule, 3) Shri. Dilip Gulab Ghule, 4) Shri. Sandeep Gulab Ghule, 5) Sou. Hausabai Gulab Ranavde, 6) Shri. Sahebrao Babu Ghule, 7) Shri. Jalinder Sahebrao Ghule, 8) Sou. Bharti Suresh Gavare Nee Bharti Sahebrao Ghule, 9) Shri. Ramesh Sahebrao Ghule, 10) Shri. Ganesh Ramesh Ghule, 11) Sou. Shantabai Prakash Jagtap Nee Ku. Shantabai Sahebrao Ghule, 12) Shri. Dashrath Dagdu Ghule, 13) Shri. Navnath Dashrath Ghule, 14) Shri. Gorakhnath Dashrath Ghule, 15) Sou. Kaushalya Prakash Kad Nee Kum. Kaushalya Dashrath Ghule, 16) Shri. Bhagwan Dagdu Ghule, 17) Shri. Machindra Dagdu Ghule, 18) Shri. Balasaheb Dagdu Ghule and 19) Smt. Tarabai Dagdu Ghule (referred to as the "**said First Owners**") are the owners of all that piece and parcel of land area admeasuring 00 Hectare 92 Ares bearing Survey No. 27, Hissa No.5 lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the "**Said Land No.1**").
  - (a) By virtue of the two different Agreements dated **09/12/2004** and **24/05/2005**, whereby, the said First Owners transfer and assign all their development rights, title, interest and benefits with respect to the Said Land No.1 in favour of **M/s. Genesis Properties and Infrastructure** as per the terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune, bearing Registration Document Serial No. **5426/2004** and **3142/2005** (hereinafter referred as the "**Said Agreements No.1**").
  - (b) In pursuance of the Said Agreements No.1, two separate Power of Attorney dated



**09/12/2004** and **24/05/2005** was executed by the said First Owners in favour of Partners of **M/s. Genesis Properties and Infrastructure**. The same is duly registered before Sub-Registrar Haveli XII, Pune, bearing Registration Document Serial No. **5427/2004** and **3143/2005** respectively (hereinafter referred as the “**Said Power of Attorneys No.-1**”).

- (c) At the relevant time, **1) Sou. Vasudha Vasant Kulkarni, 2) Sou. Snehlata S. Londhe, 3) Shri. Ramesh Gajanan Shende, 4) Sou. Vasanti Sanjay Gaikwad, 5) Shri. Vijay Sahebrao Gaikwad, 6) Sou. Shaila Suresh Shinde and 7) Shri. Giridhar Ganpat Dighe** (referred to as the “**said Second Owners**”) are the absolute owners of all that piece and parcel of land admeasuring about 00 Hectare 18 Ares being a part or portion out of land admeasuring 00 Hectare 58.50 Ares bearing **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.2**”).
- (d) By virtue of the Agreement dated **24/05/2005**, whereby, said Second Owners transfer and assign all their development rights, title, interest and benefits with respect to the said land no.-2 to **M/s. Genesis Properties and Infrastructure** as per the terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **3090/2005** (hereinafter referred as the “**Said Agreement No.2**”).
- (e) In pursuance of the Said Agreement No.2, an Irrevocable Power of Attorney dated **27/05/2005** was executed by said Second Owners in favour of Partners of **M/s. Genesis Properties and Infrastructure** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **3091/2005** (hereinafter referred as the “**Said Power of Attorney No.2**”).
- (f) At the relevant time, **1) Sou. Jijabai Dadasaheb Jadhav, 2) Shri. Dilip Bhagwan Ghodke and 3) Shri. Rajendra Bhagwan Ghodke** (referred to as the “**said Third Owners**”) are the absolute owners of all that piece and parcel of land admeasuring about Hectares 00=08 Ares being a part portion out of the said land admeasuring Hectares 00= 58.50 Ares bearing **Survey No.37 Hissa No.1** lying, being and situated

at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No. 3**”).

- (g) By virtue of an Agreement dated **07/02/2005**, whereby, said Third Owners transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-3 to **M/s. Genesis Properties and Infrastructure** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **759/2005**(hereinafter referred to as the “**said Agreement No.- 3**”).
- (h) In pursuance of the Said Agreement No.3, an Irrevocable Power of Attorney dated **07/02/2005** was executed by said Third Owners in favour of Partners of **M/s. Genesis Properties and Infrastructure** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **760/2005** (hereinafter referred as the “**Said Power of Attorney No.3**”).
- (i) At the relevant time, **Shri. Gopal Kulkarni** (referred to as the “**said Fourth Owner**”) is the absolute owner of all that piece and parcel of land admeasuring about 00 Hectare 03 Ares being a part or portion out of land admeasuring 00 Hectare 58.50 Ares bearing **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.4**”).
- (j) By virtue of an Agreement dated **28/02/2005**, whereby, said Fourth Owner transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-4 to **M/s. Genesis Properties and Infrastructure** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **1210/2005**(hereinafter referred to as the “**said Agreement No.- 4**”).
- (k) In pursuance of the Said Agreement No.4, an Irrevocable Power of Attorney dated **28/02/2005** was executed by said Fourth Owners in favour of Partners of **M/s. Genesis Properties and Infrastructure** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration



Document Serial No. **1211/2005** (hereinafter referred as the “**Said Power of Attorney No.4**”).

- (l) At the relevant time **1) Asha Mahadev Dudhal Nee Asha Anandrao Gaikwad, 2) Mahavir Anantsingh Pardeshi, 3) Krishna Barku Gurav & 38 Others** (referred to as the “**said Fifth Owners**”) are the absolute owner of all that piece and parcel of land admeasuring about 01 Hectare 48 Ares being a part or portion out of land admeasuring 00 Hectare 58.50 Ares bearing **Survey No. 37, Hissa No.2** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.5**”).
- (m) By virtue of an Agreement dated **29/03/2004**, whereby, said Fifth Owners transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-5 to **M/s. Orient Properties** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **1228/2004** (hereinafter referred to as the “**said Agreement No.- 5**”).
- (n) In pursuance of the Said Agreement No.5, an Irrevocable Power of Attorney dated **28/02/2004** was executed by said Fifth Owners in favour of Partners of **M/s. Orient Properties** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **1229/2004** (hereinafter referred as the “**Said Power of Attorney No.5**”).
- (o) By virtue of Agreement dated **10/10/2005**, executed by and between M/s. ORIENT PROPERTIES of the First Part and Vilas Kantilal Parmar of the Second Part and Dinesh Indrachand Gandhi of the Third Part and M/s. Genesis Properties and Infrastructure of the Fourth Part, agreed to jointly develop the said lands as and by way of joint ventures as an Association of Persons known as **M/s. PARMAR ORIENT GANDHI ASSOCIATION** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing registration Document Serial No. **6282/2005**(hereinafter referred to as the “**said Agreement No-5**”).
- (p) By Diverse Deeds and document Mr. Vilas Kantilal Parmar and Dinesh Indrachand

Gandhi have released their respective shares from **M/s. PARMAR ORIENT GANDHI ASSOCIATES** as per terms and conditions mentioned therein.

- (q) At the relevant time **Mrs. Kumudini Dattatray More** is the absolute Owner of the (referred to as the “**said Sixth Owners**”) are the absolute owner of all that piece and parcel of land admeasuring about 03 Ares bearing **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.6**”).
- (r) By virtue of an Agreement dated **28/02/2006**, whereby, said Sixth Owner transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-6 to **M/s. Orient Properties** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **1590/2006** (hereinafter referred to as the “**said Agreement No.- 6**”).
- (s) In pursuance of the Said Agreement No.6, an Irrevocable Power of Attorney dated **28/02/2006** was executed by said Sixth Owner in favour of Partners of **M/s. Orient Properties** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **1591/2006** (hereinafter referred as the “**Said Power of Attorney No.6**”).
- (t) At the relevant time **1) Mr. Uttamrao Damunna Markunde & 3 others** are the absolute Owner of the (referred to as the “**said Seventh Owners**”) are the absolute owner of all that piece and parcel of land admeasuring about 14.5 Ares bearing **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.7**”).
- (u) By virtue of an Agreement dated **16/10/2007**, whereby, said Seven Owners transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-7 to **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **7926/2007** (hereinafter referred to as the “**said Agreement No.- 7**”).



- (v) In pursuance of the Said Agreement No.7, an Irrevocable Power of Attorney dated **16/10/2007** was executed by said Seven Owners in favour of Partners of **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **7927/2007** (hereinafter referred as the “**Said Power of Attorney No.7**”).
- (w) At the relevant time **Mr. Ashok Shankar Kedge** is the absolute Owner of the (referred to as the “**said Eight Owners**”) are the absolute owner of all that piece and parcel of land admeasuring about 06 Ares out of **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.8**”).
- (x) By virtue of an Agreement dated **31/12/2007**, whereby, said Eight Owners transferred and assigned all their development rights, title, interest and benefits with respect to the said land No.-8 to **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **4383/2007** (hereinafter referred to as the “**said Agreement No.- 8**”).
- (y) In pursuance of the Said Agreement No.8, an Irrevocable Power of Attorney dated **31/12/2007** was executed by said Eight Owners in favour of Partners of **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **4384/2007** (hereinafter referred as the “**Said Power of Attorney No.8**”).
- (z) At the relevant time **Mrs. Rekha Ajay Deshpande** is the absolute Owner of the (referred to as the “**said Ninth Owner**”) are the absolute owner of all that piece and parcel of land admeasuring about 03 Ares out of **Survey No. 37, Hissa No.1** lying, being and situated at Village: Mohammadwadi within the limits of Municipal Corporation of Pune (hereinafter referred as the “**Said Land No.9**”).
- (aa) By virtue of an Agreement dated **12/09/2011**, whereby, said Ninth Owner transferred and assigned all their development rights, title, interest and benefits with respect to the

said land No.-9 to **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before the Sub-Registrar of Assurance at Haveli XII, Pune, bearing Registration Document Serial No. **7799/2011** (hereinafter referred to as the “**said Agreement No.- 9**”).

- (bb) In pursuance of the Said Agreement No.9, an Irrevocable Power of Attorney dated **12/09/2011** was executed by said Nine Owner in favour of Partners of **M/s. Pacific Orient Genesis Associates** as per terms and conditions mentioned therein. The same is duly registered before Sub-Registrar Haveli XII, Pune bearing Registration Document Serial No. **7800/2011** (hereinafter referred as the “**Said Power of Attorney No.9**”).
- (cc) For the sake of brevity “said land-1”, “said land-2”, “said land-3”, “said land-4”, “said land-5”, “said land-6”, “said land-7”, “said land-8” and “said land-9” collectively referred to as the “**said larger land**”.
- (dd) By virtue of Joint Development Agreement dated 20/03/2024, executed by and between 1) Suhilabai Gulab Ghule, 2) Sanjay Gulab Ghule, 3) Dilip Gulab Ghule & 16 others, therein called as the First Owners, party of the THIRD PART and 1) Vasudha Vasant Kulkarni and 8 others, therein called as the Second Owners, party of the FOURTH PART and 1) Jijabai Dadasaheb Jadhav and 2 Others, therein called as the Third Owners, party of the FIFTH PART and Gopal Govind Kulkarni, therein called as the Fourth Owner, party of the SIXTH PART and 1) Asha Mahadev Dudhal and 40 others, therein called as the FIFTH Owners, party of the SEVENTH PART and Kumudini Dattatray More, therein called as the Sixth Owner, party of the EIGHTH PART and 1) Uttamrao Damunna Markunde and 3 others, therein called as the Seventh Owners, party of the NINTH PART and Ashok Shankar Kedge, therein called as the Eighth Owner, party of the TENTH PART and Rekha Ajay Deshpande through POA holder Sabah Sameer Khan, therein called as the Ninth Owner, party of the ELEVENTH PART whereby **M/s. Pacific Orient Genesis Associates** through its members 1) Orient Properties, 2) M/s. Genesis Properties & Infrastructure, party of the FIRST PART transferred and assigned all their rights, title, interest and benefits with respect to the balance portion area admeasuring about **5550 sq. mtrs.**(hereinafter referred to as “**the said Plot**”) out of the said larger land in favour of **M/s. TRIAA SQUARE LLP**, party of the SECOND PART 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-1/6257/2024** dated 10/04/2024(hereinafter referred to as the “**said Development Agreement**”).

- (ee) In pursuance of Development Agreement, 1) Smt. Sushilabai Gulab Ghule, 2) Shri. Sanjay Gulab Ghule, 3) Shri. Dilip Gulab Ghule, 4) Shri. Sandeep Gulab Ghule & 78 others also executed a General Power of Attorney dated **20/03/2024** with respect to the said Plot in favour of 1) Shyamlal Patiram Goel and 2) Ankit Shyamlal Goel partners of **M/s. TRIAA SQUARE LLP** 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-1/6257/2024** (hereinafter referred to as the “**Said Power of Attorney No.10**”).
- (ff) The Promoters have decided to carry out construction/development in a phase wise manner and accordingly have identified/earmarked portion of the project land bearing Survey No.-37, Hissa No.- 1 area admeasuring **5550 sq. mtrs.** out of the Survey No-27, Hissa No-5, Survey No- 37, Hissa No-1, Survey No- 37, Hissa No-2 and the same is only subject matter of this agreement hereinafter referred to as the “**Said Plot**”.
- (gg) Litigations 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:07/11/2024

  
Rasika Koratkar.  
Advocate



