

Swapnil Agarwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land Plot Nos. 243 to 260 admeasuring about 3851.80 sq. mtr. out of Sector No. 10 at Village Bhosari, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation: (hereinafter referred as the said land)

I have investigated the title of the said land on the request of M/s. Santiago Realtech and following documents:

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land at Plot Nos. 243 to 260 admeasuring about 3851.80 sq. mtr. out of Sector No. 10 at Village Bhosari, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows:

On towards East : by Local Commercial Plot No. 2
On towards South : by 10.50 mtrs. wide Road
On towards West : by Plot No. 236 to 242 & 261 to 270
On towards North : by 45.00 mtrs. wide Road

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Lease Deed 04.09.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 19687/2023 by Pune Metropolitan Region Development Authority (PMRDA) in favour of Mr. Vinodkumar Mohanlal Khinvasara.
 - 2.2 Agreement For Development of Immovable Property dated 27.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 21449/2024 by Mr. Vinodkumar Mohanlal Khinvasara in favour of M/s. Santiago Realtech.
 - 2.3 Power of Attorney dated 24.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 21450/2024 by Mr. Vinodkumar Mohanlal Khinvasara in favour of M/s. Santiago Realtech.
 - 2.4 Partnership Deed dated 18.02.2024 of M/s. Santiago Realtech. (Notary)
 - 2.5 Allotment Certificate dated 20.09.2023 bearing No. Land & Estate Department/2956 issued by PMRDA.
 - 2.6 Commencement Certificate dated 10.12.2024 bearing no. BP/BHOSARI/PRA./331/2024 issued by Pune Municipal Corporation.
 - 2.7 N. A. Order dated 18.12.2024 in case no. NA/SR/61/2024 issued by Sub Divisional Officer, Haveli Sub Division, Pune.
3. Search report for 30 years from 1995 till 2025.

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 M/s. Santiago Realtech has acquired development rights of land at Plot Nos. 243 to 260 admeasuring about 3851.80 sq. mtr. out of Sector No. 10 at Village Bhosari, Taluka Haveli, District Pune i.e. said land and the title of said land is clean, clear and marketable.

4. **OWNER/PROMOTER OF THE LAND:**

The said land belonged to Mr. Vinodkumar Mohanlal Khinvasara.

5. The report reflecting the flow of the title of M/s. Santiago Realtech on the said land is enclosed herewith as annexure.

Date: 02.01.2025



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1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the said land vested with Pune Metropolitan Region Development Authority (PMRDA).
- 1.2 That thereafter the said PMRDA allotted the said land for 99 years to Mr. Vinodkumar Mohanlal Khinvasara vide Lease Deed 04.09.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 19687/2023. In furtherance of same PMRDA issued Allotment Certificate dated 20.09.2023 bearing No. Land & Estate Department/2956.
- 1.3 That thereafter the said Mr. Vinodkumar Mohanlal Khinvasara with consent of Mrs. Padma Vinodkumar Khinvasara, Mr. Prashant Vinodkumar Khinvasara & Mrs. Pooja Rajesh Luniya assigned development rights of the said land in favour of M/s. Santiago Realtech vide Agreement For Development of Immovable Property dated 27.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 21449/2024 and Power of Attorney dated 24.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 21450/2024. However aforesaid Agreement For Development of Immovable Property dated 27.08.2024 is not seen on IGR Website.
- 1.4 That in consideration of the aforesaid Development Agreement the said M/s. Santiago Realtech agreed to allot 31% residential unit as well as 31% of the Commercial unit constructed premises in favour of Mr. Vinodkumar Mohanlal Khinvasara within period of 36 months from the date of getting Environment Clearance.
- 1.5 That in the aforesaid manner M/s. Santiago Realtech acquired development rights of the said land.

2. POSSESSION:

It appears from the documentary records that Mr. Vinodkumar Mohanlal Khinvasara is having true and legal possession of the said property and Present Developer i.e. M M/s. Santiago Realtech is having License possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 10.12.2024 bearing no. BP/BHOSARI/PRA./331/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. N. A. PERMISSION:

That the Sub Divisional Officer, Haveli Sub Division, Pune granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 18.12.2024 in case no. NA/SR/61/2024.

5. LITIGATION: NIL

6. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and subject to the aforesaid observations, I am of the opinion that M/s. Santiago Realtech has acquired development rights of the said land and said land is valid, clean, clear and marketable and whatever has been mentioned herein above.

7. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 02.01.2025



SWAPNIL AGARWAL
Advocate

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CHALLAN
MTR Form Number-6



GRN	MH013684521202425E	BARCODE			Date	02/01/2025-17:40:37	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	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADVOCATE SWAPNIL AGARWAL			
Location	PUNE							
Year	2024-2025 One Time			Flat/Block No.	PLOT NO. 243 TO 260, SECTOR NO. 10			
Account Head Details		Amount In Rs.	Premises/Building					
0030072201	SEARCH FEE	750.00	Road/Street		BHOSARI			
			Area/Locality		HAVELI PUNE			
			Town/City/District					
			PIN					
				Remarks (If Any)				
				SEARCH				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332025010213515	751508193			
Cheque/DD No.		Bank Date	RBI Date	02/01/2025-17:41:51	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

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

Mobile No. : 0000000000

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.