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ADVOCATE
Office Add- 501, 4th floor, Bonita,
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FORMAT-A

To,
MahaRERA
PUNE.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that **Plinth area of Building C of Project ANSHUL MEDORA admeasuring 683.93 sq. mt. and FSI to be consumed thereon admeasuring 7699.97 sq.mt.**, situated at S.No. 663/1(P), Plot No. 1, At Village- Wagholi, Taluka-Haveli, District- Pune-412207 (hereinafter referred as the said plot "**ANSHUL MEDORA C BUILDING**").

I have investigated the title of the said plot on the request of my client Deepak Vilasrao Jagtap designated partner of Anshul Bhosle Realty LLP (previously known as M/s Anshul Bhosle Realty) a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its office at 501, Karan Tej Bonita, CTS No.1187/16, off Ghole Road, Shivajinagar, Pune 411005 (the said "DEVELOPER") and following documents i.e. :-

1) **Description of the Property-** Building No. C on the Plinth area admeasuring 683.93 sq. mt. and FSI to be consumed thereon admeasuring 7699.97 sq.mt. as per revised sanctioned layout plan dated 04/04/2024 vide Commencement Certificate No. DP/BHA/HAV/Mou.Wagholi/G.No.663/1 & other/Pr. Kr. 1402/23-24/161 for C building with Parking + 12 floors of the said Project on land bearing S.No. 663/1(P), total admeasuring 50,800 sq. mt. out of which Plot No. 1 admeasuring 21,980 sq. mt. situated at Village- Wagholi, Taluka-Haveli, District- Pune which is bounded by as follows:

On or towards east	- B Building
On or towards south	- Compound Wall
On or towards west	- Open Space
On or towards north	- Podium

as per sanction location plan

2) **The documents of allotment of plot-**

1. Development Agreement and Power of Attorney dt. 19/12/2011, 11160/2011 & 11161/2011, registered at Sub-Registrar, Haveli No. 7, Pune.

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2. Development Agreement and Power of Attorney dt. 19/12/2011, 11162/2011 & 11163/2011, registered at Sub-Registrar, Haveli No. 7, Pune.

3) 7/12 extracts issued by Talathi, Village Wagholi, Tal- haveli, Dist-Pune of Gat. No. 663/1.

4) Search report for 30 years from 1994 to 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 Developers is clear, marketable and without any encumbrances.

Owners of the land-

(1) Ramdas Bhiva Hargude for the area totally admeasuring 01 Hecter 18 Ares out of Gat No. 663/1 of Village- Wagholi, Pune.

(2) Rajaram Bhiva Hargude for the area totally admeasuring 01 Hecter 23 Ares out of Gat No. 663/1 of Village- Wagholi, Pune.

Developers of the land-

(1) M/s Anshul Bhosale Realty LLP, (Formerly M/s. Anshul Bhosale Realty)

The report reflecting the flow of the title of the Owners and Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date- 01/01/2025


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FLOW OF THE TITLE OF THE SAID LAND

- a. all that (i) the portion Hectare 1.22 Ares (12200 sq.mt.) and (ii) the portion Hectare 1.27 Ares (12700 sq.mt.) total admeasuring Hectare 2.47 Ares out of Gat no. 663 total admeasuring 05 Hectore 08 Ares by its old Survey no. 92/3, assessed at Rs. 17.86 Rupees, situate at village Wagholi, Taluka Haveli, District Pune, within the limits of the Registration District of Pune, Sub Registrar, Haveli, Pune and the Zillah Parishad Pune, Taluka Panchayat Samiti Haveli (which is specifically described in **Schedule A** written hereunder)
(Hereinafter referred to as the said "LAND")
- b. It is seen from consolidation scheme extract, maintained under Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947, the provision of said Act applicable to the village Wagholi on 31.03.1973, in the said scheme Consolidation Block/Gat No.663 allotted for Survey No.92/3 in the name of Bhiva Hari Hargude who mortgaged same to Pune District Land Development Bank (The Maharashtra State Co.Op.Land Development Mumbai) said effect was recorded to the record of rights thereof vide mutation entry No.1 dated 26.03.1974.
- c. thereafter said Bhiva Hari Hargude repaid the loan amount together with interest thereon to the said Bank, said Bank issued the letter dated 15.07.1980 to the said Bhiva Hari Hargude, hence name of the said bank deleted from 7/12 extracts vide mutation entry no.486 dated 16.08.1980 from record of rights thereof.
- d. said Bhiva Hari Hargude who expired on 09.07.1979 leaving behind heirs Sudam Bhiva Hargude, Kantaram Bhiva Hargude, Rajaram Bhiva Hargude, Ramdas Bhiva Hargude as his sons and Bhikabai Bhagvant Gade, Lilabai Sambhaji Kunjir, Sindhubai Sambhaji Kakde as married daughters, the said effect was recorded vide mutation entry no. 448 dated 27.02.1980, to the record of rights thereof.
- e. there was partition between the four brother Sudam Bhiva Hargude, Kantaram Bhiva Hargude, Rajaram Bhiva Hargude, Ramdas Bhiva Hargude each having 4 Anna share in the Gat No 663 as per order passed in the case of no THO/2464/80 said effect was recorded vide mutation entry no.493 to the record of rights thereof.
- f. Sudam Bhiva Hargude expired on 05.01.1993, after his death his ¼ share out of Gat No.663 came to possession of his heirs Bapusaheb Sudam Hargude, Balasaheb Sudam

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Hargude, Sanotsh Sudam Hargude and Smt. Anjana Sudam Hargude, said effect is recorded vide mutation entry no.3885 dated 24.04.1995 to the record of rights there of.

g. said Sudam Bhiva Hargude, Kantaram Bhiva Hargude, Ramdas Bhiva Hargude, Rajaram Bhiva Hargude, Sarubhai Bhiva Hargude, Anjanabai Sitaram Hargude, Yashwant Shripati Gade taken loan on 29.12.1986 from The Maharashtra State Co.Op. Land Development Mumbai by mortgaging said Land, said effect was recorded vide mutation entry no.1278 dated 29.12.1986, thereafter said Hargude brother and others repaid the loan amount together with interest thereon to the said Bank, hence name of the said bank also deleted from 7/12 extracts vide mutation entry no.4339 dated 10.05.1996 from record of rights thereof.

h. said Rajaram Bhiva Hargude, Ramdas Bhiva Hargude, Sudam Bhiva Hargude, Bapusaheb Sudam Hargude, Babasaheb Sudam Hargude, Santosh Sudam Hargude, Anjana Sudam Hargude again taken loan from Maharashtra State Co operative Agricultural and Rural Development Bank Haveli Branch .The name of the Bank entered in other rights column of the village form no 7/12 vide Mutation Entry no. 5077 on 02/01/1999, thereafter said Hargude brother and others repaid the loan amount together with interest thereon to the said Bank, hence name of the said bank is also deleted from 7/12 extracts vide mutation entry no.7233 dated 21.04.2011 from record of rights thereof.

i. Bhikabai Bhagwanta Gade, Lilabai Sambhaji Kunjir, Sindhubai Sambhaji Kakde, Lata Laxman Gade, Savita Bhagwan Darekar, released their rights, title interest in the said land in favour of Ramdas Bhiva Hargude, Rajaram Bhiva Hargude, Bapusaheb Sudam Hargude, Balasaheb Sudam Hargude, Santosh Sudam Hargude by Release Deed dated 31.03.2009 which is registered in the office of sub registrar Haveli no. 7 at the Sr. No. 1700/2009 on the same day, the said effect is recorded vide Mutation Entry no. 5708 dated 20.04.2010 to the record of rights thereof.

j. there was again partition between Kantaram Bhiva Hargude, Ramdas Bhiva Hargude, Rajaram Bhiva Hargude, Bapusaheb Sudam Hargude, Balasaheb Sudam Hargude, Santosh Sudam Hargude and Smt. Anjana Sudam Hargude by executing a Deed of Partition dated 29.03.2011, registered in the Office of Sub Registrar Haveli no. 7 at Sr. no. 2921/2011 on the same date. In the said partition out of Gat No.663 the separate portions (i) admeasuring Hectare 1.27 Ares confirmed and given into the possession Kantaram Bhiva Hargude, (ii) admeasuring Hectare 1.27 Ares confirmed and given into the possession Ramdas Bhiva Hargude, (iii) admeasuring Hectare 1.27 Ares confirmed and given into the possession Rajaram Bhiva Hargude, (iv) admeasuring Hectare 1.27 Ares confirmed and given into the

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possession Bapusaheb Sudam Hargude and Balasaheb Sudam Hargud, said effect was recorded vide mutation entry no.7457 dated 7.06.2011.

k. said Ramdas Bhiva Hargude, Rekha Ramdas Hargude, Swati Ramdas Hargude, Swapnil Ramdas Hargude, granted development rights relating to portion admeasuring Hectare 1.22 Ares out Gat No.663 to M/s Anshul Bhosale Realty partnership firm, by retaining 40% construction out of said portion by the **Development Agreement and Power of Attorney, both dated 17.12.2011, registered in the office of Sub. Registrar, Haveli No.7, at the serial No. 11160/2011 and 11161/2011 on 19.12.2011.**

l. said Rajaram Bhiva Hargude and his family member also granted development rights relating to portion admeasuring Hectare 1.27 Ares out Gat No.663 to M/s Anshul Bhosale Realty partnership firm, by retaining 40% construction out of said portion by the **Development Agreement and Power of Attorney, both dated 17.12.2011, registered in the office of Sub. Registrar, Haveli No.7, at the serial No. 11162 and 11163 on 19.12.2011.**

m. that thereafter by way of mutation entry no. 14427, dt. 19/06/2020, Gat No. 663 was sub-divided and old 7/12 was closed and new Gat No. 663/1 was formed, total admeasuring 50,800 sq. mt.

n. that thereafter the Developer got the said Gat no. 663/1 Sub-Divided from PMRDA dt. 04/04/2024 vide Commencement Certificate No. DP/BHA/HAV/Mou.Wagholi/G.No.663/1 & other/Pr. Kr. 1402/23-24/161, forming Plot No. 1 admeasuring 21,980 sq. mt. and Plot No. 2 admeasuring 21,296.78 sq.mt. and Amenity Space admeasuring 7523.22 sq.mt. That the Developer intends to construct Building No. A, B, C, D, E and F on Plot No. 1, out of which C Building is subject matter of said search report.

o. Statutory permissions obtained by the Developer-

N A Order	Pune Collector vide order dt. 11.03.2013 bearing no. kr.PMH/NA/SR/483/2012.
Zone Certificate	Town Planning Authority vide order dt. 01.10.2011 bearing no. 13426.
Environmental Clearance	Pune Metropolitan Region Development Authority vide order dt. 05.12.2017 bearing no. BHA/Mou.Wagholi/Gat No.663/Pr. Kr.940/17-18.
Commencement Certificate	Pune Metropolitan Region Development Authority vide Revised Commencement Certificate dt. 04.04.2024 bearing No.

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	DP/BHA/HAV/Mou.Wagholi/G.No.663/1 & other/Pr. Kr. 1402/23-24/161.
Sub-Division	Pune Metropolitan Region Development Authority vide Revised Commencement Certificate dt. 04.04.2024 bearing No. DP/BHA/HAV/Mou.Wagholi/G.No.663/1 & other/Pr. Kr. 1402/23-24/161.

CONCLUSION :-

That the said Developer is entitled to develop the said Lands described in Schedule A construct Building/s thereon comprising of independent blocks commonly known as "ANSHUL MEDORA" C Building and dispose the flats/units to any intending purchaser and the said Developer has clear and marketable title of said land and the said land is free from all encumbrances.

SCHEDULE-1

(description of the said "ENTIRE PLOT")

All those portions (i) admeasuring Hectare 1.22 Ares (12200 sq.mt.) and (ii) admeasuring Hectare 1.27 Ares (12700 sq.mt.) total admeasuring Hectare 2.47 Ares out of Gat No. 663/1, total admeasuring 05 Hectar 08 Ares (old Survey no. 92/3) assessed at Rs. 17.86 Rupees, situate at village Wagholi, Taluka Haveli, District Pune, within the limits of the Registration District of Pune, Sub Registrar, Haveli, and which are collectively bounded by as under:

East : The property of Gat No.685, 684 and 683,

South : Gat no. 663 the property of Rajaram Bhiva Hargude

West : Gat no. 659 the property of Manisha Dashrath Satav and

North : Gat no. 663 the property of Moreshwar Kale and Hemant Ashar.

(hereinafter *collectively* referred to as the said "Plot")

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SCHEDULE-2

(description of the said ANSHUL MEDORA "Building No. C")

Building No. C on the Plinth area admeasuring 683.93 sq. mt. and FSI to be consumed thereon admeasuring 7699.97 sq.mt. as per revised sanctioned layout plan dated 04/04/2024 vide Commencement Certificate No. DP/BHA/HAV/Mou.Wagholi/G.No.663/1 & other/Pr. Kr. 1402/23-24/161 for C building with Parking + 12 floors of the said Project on land bearing S.No. 663/1(P), total admeasuring 50,000 sq. mt. out of which Plot No. 1 admeasuring 21,000 sq. mt. situated at Village- Wagholi, Taluka-Haveli, District- Pune which is bounded by as follows:

On or towards east	- B Building
On or towards south	- Compound Wall
On or towards west	- Open Space
On or towards north	- Podium

as per sanction location plan.

Date- 01/01/2025

Place- Pune


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