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FORMAT A
(CIRCULAR NO. 28/2021)
LEGAL TITLE REPORT

To,
MahaRERA,
Housefin Bhavan, Plot No. C-21
E-Block, Bandra Kurla Complex,
Bandra [E], Mumbai – 400051.

Subject: Title clearance certificate with respect to land bearing Survey Nos. 93/2 admeasuring about 0H 32R, 93/3 admeasuring about 0H 30.54R and 93/5 admeasuring about 0H 58R, having total area 01 H 20.54 R, situated at village Wakad, Taluka Mulshi, District Pune. (Hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/S. DIVINE VENTURES AND LANKE BIRJE ASSOCIATES**, a partnership firm having its registered office at - 201, Ashish Plaza, Plot no. 1/SDC, Sector no. 27A, Pradhikaran, Nigdi, Pune – 411044; through its members Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt, both R/at Pune, as Land Owner as well as Developer.

1. Description of the property:

- (i) All that piece and parcel of land admeasuring about 0H 32R bearing Survey no. 93/2 (Old Survey no. 93/3) having assessment Rs. 1.39 paise of Village Wakad, Taluka Mulshi, District Pune and within the local limits of the Pimpri Chinchwad Municipal



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Corporation and within the limits of Sub-Registrar, Haveli and which is bounded as under:

On or towards East : by property of Mr. Chandrakant Baban Vinode
On or towards South : by property of Mr. Mahadeo Vithoba Vinode
On or towards West : by property of Mr. Sambahji Bhagwan Vinode
On or towards North : by property of Devi Construction

(ii) All that piece and parcel of land admeasuring about 0H 30.54R out of land bearing Survey no. 93/3 (Old Survey no. 93/6) totally admeasuring 00H 79R (including 1R pot kharaba) having total assessment Rs. 3.40 paise of Village Wakad, Taluka Mulshi, District Pune and within the local limits of the Pimpri Chinchwad Municipal Corporation and which is bounded as under:

On or towards East : 24 mtr. Road and property of Mr. Balwant Nathu Vinode and thers
On or towards South : Property of Dhanaji Vinode
On or towards West : Property of Mr. Vijay Ramchandani and others
On or Towards North : Property of Mr. Chandrakant Baban Vinode

(iii) All that piece and parcel of land admeasuring about 0H 58R bearing Survey no. 93/5 (Old Survey no. 93/2) having assessment Rupees 2.52 paise of Village Wakad, Taluka Mulshi, District Pune and within the local limits of the Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar, Haveli and which is bounded as under:

On or towards East : S. No. 93/2, Property of Mr. Ramchandani and Others

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On or towards South : S. No. 92/2E, Property of Mr. Mahadev Vinode
On or towards West : Property of Mr. Vinod Bani
On or Towards North : Property of Mr. Vinod Bani

2. Documents of allotment and other documents provided in respect of said plot:
- i. The Developer Party has handed over the photocopies of the following documents for issuing the present report:
 - a. 7/12 extracts of survey nos. 93/2, 93/3 and 93/5
 - b. Mutation Entry nos. 543, 717, 1424, 3277, 3365, 3401, 4965, 7719, 7720, 7807, 10025, 10187, 10272, 12347, 12947, 12948, 13167, 13328, 16306.
 - c. Partition Deed dated 20/09/2006, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 7429/2006.
 - d. Sale Deed dated 26/11/2010, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 11710/2010.
 - e. Sale Deed dated 29/11/2010, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 11760/2010.
 - f. Sale Deed dated 07/06/2011, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 5326/2011.
 - g. Sale Deed dated 07/03/2011, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 2283/2011.
 - h. Development Agreement dated 03/07/2014, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 4569/2014.
 - i. Sale Deed dated 11/05/2018, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 5775/2018.



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- j. Joint Development Agreement dated 11/05/2018, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 5773/2018.
- k. Irrevocable Power of Attorney dated 11/05/2018, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 5774/2018.
- l. Development Agreement dated 01/10/2019, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 15853/2019.
- m. Power of Attorney dated 01/10/2019, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 15854/2019.
- n. Mortgage Deed dated 16/06/2021, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 6088/2021.
- o. Supplementary Agreement dated 22/02/2023, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 4198/2023.
- p. Letter dated 20/02/2019 issued by Tehsildar, Mulshi to Talathi of village Wakad regarding Non-Agricultural use of land.
- q. Commencement Certificate bearing no. BP/Layout/Wakad/124/2018 dated 16/07/2018
- r. Commencement Certificate bearing no. BP/Layout/Wakad/30/2019 dated 08/02/2019
- s. Commencement Certificate bearing no. BP/Layout/Wakad/152/2019 dated 08/08/2019
- t. Commencement Certificate bearing no. BP/Layout/Wakad/120/2020 dated 04/12/2020
- u. Search and Title Report dated 24/04/2012 of Mrs. Sandhya Borse, Advocate
- v. Public notice dated 20/09/2017 In respect of subject property nos. (i) and (ii)

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- w. No Claim Certificate dated 10/06/2019 issued by Mr. Swapnil Agarwal, Advocate for Legal Realty
- x. Public notice dated 18/04/2019 in respect of subject property no. (iii)
- y. No Objection Certificate dated 13/05/2019 issued by Mr. Amit S. Lanke, Advocate
- z. Environment Clearance Certificate bearing no. SIA/MH/MIS/122935/2019 dated 08/07/2020 issued by the State Level Environment Impact Assessment Authority
- aa. RERA Certificate bearing no. P52100026794 dated 25/10/2020.

ii. I have been provided with the copies of the Search and Title Report dated 24/04/2012 issued by Mrs. Sandhya Borse, Advocate, the Search Report and Title Opinion dated 14/01/2021 issued by Mr. Jitendra J. Bhagat, Advocate and the Supplementary Search Report and Title Opinion dated 06/04/2022 issued by Mr. Amit Lanke, Advocate. I have relied upon the genuineness and correctness of the same and have thus, issued the present report in furtherance of the same. This report is prepared on the basis of the above mentioned documents submitted and information provided to me.

3. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of (1) Mr. Vijay Gopichand Ramchandani, (2) Mrs. Vineeta Deepak Sharma and (3) Mrs. Ines Kumar Gupta over the subject property no. (i) i.e. Survey no. 93/2 admeasuring about 00H 32R of village Wakad, and the development rights acquired by M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt by the Joint Development Agreement and Irrevocable Power of Attorney, both dated 11/05/2018; the title of M/s Divine Ventures and Lanke Birje Associates, through its



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partners Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt over the subject property no. (ii) i.e. Survey no. 93/3 admeasuring about 00H 30.54R of village Wakad; and the title of Mr. Sambhaji Bhagwan Vinode, Mrs. Sakhu Sambhaji Vinode, Mr. Nikhil Sambhaji Vinode, Mrs. Diksha Nikhil Vinode, Mr. Niranjan Sambhaji Vinode and Mrs. Ketaki Niranjan Vinode and their respective legal heirs, over the subject property no. (iii) i.e. Survey no. 93/5 admeasuring about 00H 58R of village Wakad, and the development rights acquired by M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt by the Development Agreement and Irrevocable Power of Attorney, both dated 01/10/2019 is clear, marketable and without any encumbrances.

Owners of the land:

- I. Mr. Vijay Gopichand Ramchandani, Mrs. Vineeta Deepak Sharma and Mrs. Ines Kumar Gupta – Survey no. 93/2 admeasuring about 00H 32R
- II. M/s Divine Ventures and Lanke Birje Associates - Survey no. 93/3 admeasuring about 00H 30.54R
- III. Mr. Sambhaji Bhagwan Vinode, Mrs. Sakhu Sambhaji Vinode, Mr. Nikhil Sambhaji Vinode, Mrs. Diksha Nikhil Vinode, Mr. Niranjan Sambhaji Vinode and Mrs. Ketaki Niranjan Vinode and their respective legal heirs - Survey no. 93/5 admeasuring about 00H 58R

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Developer of the land:

- I. M/s Divine Ventures and Lanke Birje Associates – Survey no. 93/2 admeasuring about 00H 32R
 - II. M/s Divine Ventures and Lanke Birje Associates - Survey no. 93/3 admeasuring about 00H 30.54R
 - III. M/s Divine Ventures and Lanke Birje Associates - Survey no. 93/5 admeasuring about 00H 58R
4. The report reflecting the flow of the title of the (owners/promoter/developer) on the said plot is enclosed herewith as annexure.
5. Encl: Annexure.

Pune

Date: 12/10/2023



Ravi S. Marathe
ADVOCATE

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FORMAT A
(CIRCULAR NO. 28/2021)
FLOW OF THE TITLE OF THE SAID PLOT

Land bearing Survey Nos. 93/2 admeasuring about 0H 32R, 93/3 admeasuring about 0H 30.54R and 93/5 admeasuring about 0H 58R, having total area 01 H 20.54 R, situated at village Wakad, Taluka Mulshi, District Pune.

- a. 7/12 extracts of survey nos. 93/2, 93/3 and 93/5
- b. Mutation Entry nos. 543, 717, 1424, 3277, 3365, 3401, 4965, 7719, 7720, 7807, 10025, 10187, 10272, 12347, 12947, 12948, 13167, 13328, 16306.
- c. Partition Deed dated 20/09/2006, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 7429/2006.
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- e. Sale Deed dated 29/11/2010, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 11760/2010.
- f. Sale Deed dated 07/06/2011, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 5326/2011.
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- h. Development Agreement dated 03/07/2014, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 4569/2014.
- i. Sale Deed dated 11/05/2018, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 5775/2018.

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- l. Development Agreement dated 01/10/2019, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 15853/2019.
- m. Power of Attorney dated 01/10/2019, registered in the office of Sub-Registrar, Haveli no. 26 at Serial no. 15854/2019.
- n. Mortgage Deed dated 16/06/2021, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 6088/2021.
- o. Supplementary Agreement dated 22/02/2023, registered in the office of Sub-Registrar, Haveli no. 5 at Serial no. 4198/2023.
- p. Letter dated 20/02/2019 issued by Tehsildar, Mulshi to Talathi of village Wakad regarding Non-Agricultural use of land.
- q. Commencement Certificate bearing no. BP/Layout/Wakad/124/2018 dated 16/07/2018
- r. Commencement Certificate bearing no. BP/Layout/Wakad/30/2019 dated 08/02/2019
- s. Commencement Certificate bearing no. BP/Layout/Wakad/152/2019 dated 08/08/2019
- t. Commencement Certificate bearing no. BP/Layout/Wakad/120/2020 dated 04/12/2020
- u. Search and Title Report dated 24/04/2012 of Mrs. Sandhya Borse, Advocate
- v. Public notice dated 20/09/2017 in respect of subject property nos. (i) and (ii)



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 - aa. RERA Certificate bearing no. P52100026794 dated 25/10/2020.
 - bb. Search and Title Report dated 24/04/2012 issued by Mrs. Sandhya Borse, Advocate, the Search Report and Title Opinion dated 14/01/2021 issued by Mr. Jitendra J. Bhagat, Advocate and the Supplementary Search Report and Title Opinion dated 06/04/2022 issued by Mr. Amit Lanke, Advocate.
- Any other relevant title -
1. The title of (1) Mr. Vijay Gopichand Ramchandani, (2) Mrs. Vineeta Deepak Sharma and (3) Mrs. Ines Kumar Gupta over the subject property no. (i) i.e. Survey no. 93/2 admeasuring about 00H 32R of village Wakad, is clean, clear and marketable and thus, the development rights acquired by M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt by the aforementioned Joint Development Agreement and Irrevocable Power of Attorney, both dated 11/05/2018 are clean, clear and marketable and hence, M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt have full legal right to deal with the subject property no. (i).
 2. The title of M/s Divine Ventures and Lanke Birje Associates, through its partners Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt over the subject property no. (ii) i.e. Survey no.

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- 93/3 admeasuring about 00H 30.54R of village Wakad, is clean, clear and marketable and hence, M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt have full legal right to deal with the subject property no. (ii).
3. The title of Mr. Sambhaji Bhagwan Vinode, Mrs. Sakhu Sambhaji Vinode, Mr. Nikhil Sambhaji Vinode, Mrs. Diksha Nikhil Vinode, Mr. Niranjan Sambhaji Vinode and Mrs. Ketaki Niranjan Vinode and their respective legal heirs, over the subject property no. (iii) i.e. Survey no. 93/5 admeasuring about 00H 58R of village Wakad, is clean, clear and marketable and thus, the development rights acquired by M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt by the aforementioned Development Agreement and Irrevocable Power of Attorney, both dated 01/10/2019 and Supplementary Agreement dated 22/02/2023 are clean, clear and marketable and hence, M/s Divine Ventures and Lanke Birje Associates, through its partners, Mr. Ajay V. Lanke and Mr. Yogesh D. Bhatt have full legal right to deal with the subject property no. (iii).
4. Thus, M/s. DIVINE VENTURES AND LANKE BIRJE ASSOCIATES have legal right and interest to construct and sell the flats / units in the project named 'Palm Springs Phase I' and/or 'Palm Springs Phase II' and/or its subsequent phases being constructed over the subject properties

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- Litigations if any – Ashabai Kailas Gaikwad v. Suresh Baban Vinode and others (Regular Civil Suit no. 1702/2022) filed in the Hon'ble Civil Judge, Senior Division, Pune at Pune.

Pune

Date: 12/10/2023




ADVOCATE

