

SANCHETI N.R.
Advocate

Office No. 211, 2nd Floor,
Decision Tower, Next to City
Pride Multiplex, Satara road,
Bibvewadi, Pune-411037

FORMAT - A

(Circular No. 28/2021)

To,

MahaRERA

Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing Sector No. CDC, Plot No. 30 area admeasuring 1275 Sq. Mrts., Plot No. 31 area admeasuring 1217 Sq. Mrts., Plot No. 32 area admeasuring 1488.375. Sq. Mrts., (Plot No. 30+31+32) Total area admeasuring 3980.375. Sq. Mrts., situated at Village Chikhali, Taluka Haveli District Pune, within the limits of Pune Metropolitan Region Development Authority (PMRDA)/PimpriChinchwad Municipal Corporation and with situated the jurisdiction of Sub-Registrar of Assurances Haveli, District Pune (Hereinafter referred as the said project land).

A) I have investigated the Title of the said project land on request **ELLORA ASIAN REALTY PRIVATE LIMITED**, a company incorporated and subsisting under the relevant provision of Companies Act, 2013 bearing CIN - U70100PN2010PTC225350 having its registered office at Privia Prestige, Plot No. 26A Plus 46A, Sector No. CDCSpine Road, Chikhali, Taluka Haveli, Chinchwad East, Pune, Pune City, Maharashtra, India, 411019 through its Director/Authorised Signatory (i) Shri. PRAVIN KANJI TANNA & (ii) Shri. BHIMJI SHIVJI BHANUSHALI, (hereafter referred to as the said "my Client")

1. DESCRIPTION OF THE SAID PROJECT LAND -

All that piece and parcel of the property bearing Sector No. CDC, Plot No. 30 area admeasuring 1275 Sq. Mrts., Plot No. 31 area admeasuring 1217 Sq.

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Mrts., Plot No. 32 area admeasuring 1488.375. Sq. Mrts., (Plot No. 30+31+32)Total area admeasuring 3980.375. Sq. Mrts., situated at Village Chikhali, Taluka Haveli District Pune, within the limits of Pune Metropolitan Region Development Authority (PMRDA)/PimpriChinchwad Municipal Corporation and with situated the jurisdiction of Sub-Registrar of Assurances Haveli, District Pune, which is bounded as under:-

- On or towards East :- By Plot No. 33
On or towards South: By Plot No.39,40,41, 42
On or towards West :- By Plot No. 29
On or towards North:- By 75 mtr. Wide road

For sake of brevity hereinafter referred as to "Said Property."

2. THE DOCUMENTS OF ALLOTMENT OF THE SAID PROJECT LAND-

- a) Copy of Agreement to Lease Deed dated 16/10/2023 registered in the office of Sub-Registrar Of Assurances Haveli No. 05 and noted at Serial No. 21976/2023 for Plot No. 30
- b) Copy of Lease Deed dated 31/12/2020 registered in the office of Sub-Registrar Of Assurances Haveli No. 24 and noted at Serial No. 6877/2021 dated 31/03/2021 for Plot No. 31.
- c) Copy of Allotment Certificate DA/Sanction - 1035 dated 28/04/2021 for Plot No. 31.
- d) Lease Deed dated 31/12/2020 registered in the office of Sub-Registrar Of Assurances Haveli No. 24 and noted at Serial No. 6878/2021 dated 31/03/2021 in favour of Ellora Asian Reality Private Limited for Plot No. 32.
- e) Copy of Allotment Certificate DA/Sanction - 1036 dated 28/04/2021 for Plot No. 32.

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- f) Copy of amalgamation Certificate No. Vipra/26/ Niyojan /446 dated 17/05/2021 for Plot No. 31 & 32.
- g) Copy of Supplementary Lease Deed dated 25/05/2021 registered in the office of Sub-Registrar Of Assurances Haveli No. 24 and noted at Serial No. 6821/2021 in favour of Ellora Asian Realty Private Limited for Plot No. 31 & 32
- h) Copy of NA Order bearing JAMIN/NA/SR/41/2022 dated 28/3/2022, and Corrigendum order JAMIN/NA/SR/41/2022 dated 31/1/2023 issued by Upper Tahsildar Pimpri Chinchwad, Tal Haveli, Dist Pune for Plot No. 31+32.
- i) Copy of Commencement Certificate No. No.B.P./ Chikhali Pradhikaran /104/2024 Dated 30/03/2024 for Plot No. 30+31+32
- j) Copy of NA Order bearing JAMIN/NA/SR/392/2024 dated 3/9/2024 issued by Upper Tahsildar Pimpri Chinchwad, Tal Haveli, Dist Pune for Plot No. 30

3. Search and Title Report for 4 years from 2021 till 2024.

- B) On perusal of all the above mentioned papers, Search Report and documents I am of the opinion that the title in respect of the said project land property is possessed by the Ellora Asian Realty Private Limited as Lessee from the Owner/Lessor Pimpri - Chinchwad New Town Development Authority now known as Pune Metropolitan Region Development Authority and Lessor/Lessee are having good, marketable title to develop, construct upon the said project property. Further, there are no encumbrances on the said project property.

Owner/Developers of the said Project Land -

Ellora Asian Realty Private Limited is Lessee/promoter of the said Property and that Pimpri - Chinchwad New Town Development Authority now known as

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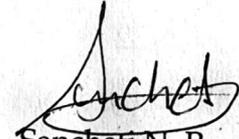
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Pune Metropolitan Region Development Authority is owner/Lessor of the said property.

The report reflecting the flow of the title of Lessor/Lessee to the said project land is enclosed herewith as annexure.

Encl :- Annexure.

Dated :-11/09/2024



Sancheti N. R.

Advocate

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FLOW OF THE TITLE OF THE SAID PROJECT LAND.

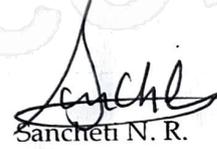
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9. Copy of NA Order bearing JAMIN/NA/SR/41/2022 dated 28/3/2022, and Corrigendum order JAMIN/NA/SR/41/2022 dated 31/1/2023 issued by Upper Tahsildar Pimpri Chinchwad, Tal Haveli, Dist Pune for Plot No. 31+32.
 10. Copy of Commencement Certificate No. No.B.P./ Chikhali Pradhikaran /104/2024 Dated 30/03/2024 for Plot No. 30+31+32
 11. Copy of NA Order bearing JAMIN/NA/SR/392/2024 dated 3/9/2024 issued by Upper Tahsildar Pimpri Chinchwad, Tal Haveli, Dist Pune for Plot No. 30
 12. Copy of Search Report for 4 years from 2021 till 2024 taken from Sub-Registrar Haveli, Pune and E-Search Platform.
 13. Detail Search and Title Report is annexed with this report.
 14. Litigation If any - Nil (*there is no pending litigation as per the information provided to me.*)

Dated :-11/09/2024


Sancheti N. R.

Advocate

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