

FORMAT — A

(Circular No.:- 28 / 2021)

To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey / Gat number 1185A/Plot No.7/A, admeasuring about 00 Hectare 37 Ares out of land admeasuring 00 Hectare 83 Ares, and Survey / Gat number 1185A/Plot No.7/B, admeasuring about 00 Hectare 81 Ares, totally admeasuring about 01 Hectare 18 Ares i.e. 11800 square meters, being part of layout with respect to larger land, bearing Plot No. 1 +4+5+6+7A+7B+8+9A, admeasuring 97700 square meters, from and out of Survey / Gat No. 1185A, of Village Wagholi, Taluka Haveli, District Pune within the jurisdiction of Sub Registrar Office Haveli, and within the limits of Pune Metropolitan Regional Development Authority (PMRDA) (hereinafter referred as the said "Subject Land").

I have investigated the title of the said "Subject Land" on the request of **Casagrاند Millenia Private Limited**.

1) Description of the Property:

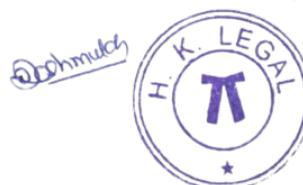
All that piece and parcel of free hold open contiguous block of land totally admeasuring 01 Hectare 18 Ares formed out of;

- i. Part of Survey / Gat number 1185A/Plot No.7/A, admeasuring about 00 Hectare 37 Ares out of land admeasuring 00 Hectare 83 Ares, and
- ii. Survey / Gat number 1185A/Plot No.7/B, admeasuring about 00 Hectare 81 Ares;

out of the sanctioned layout approved by the Pune Metropolitan Regional Development Authority (PMRDA) under permit number PMRDA / RB / 2025 / APL / 00002, dated May 09, 2025, of Village Wagholi, Taluka Haveli, District Pune.

2) The documents of allotment of "Subject Land":

- 2.1 Agreement to Sell Deed dated January 27, 2025, registered at the office of Sub Registrar, Haveli number 08, registered at serial number 2182/2025.

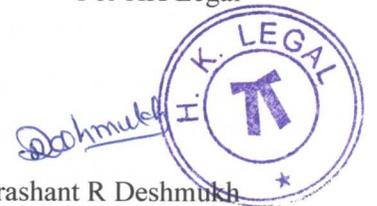


- 3) Copy of the Online 7/12 extract, of Village Wagholi, Taluka Haveli, District Pune, in respect of "Subject Land".
- 4) Search report for 30 years from 1995 to 2025 (as described detailed Search and Title Report dated May 12, 2025, issued by undersigned Advocate).
- 5) **Ownership:** On perusal of the above mentioned documents and all other relevant documents relating to title of the "Subject Land", I am of the opinion that, Title of the Owner of the Land i.e. M/s. Krishna Realtors Skyscraper LLP, is clean, clear and marketable, subject to the rights of the Casagrand Millenia Private Limited created under the said Agreement to Sell Deed dated January 27, 2025.
- 6) **Litigations** – NIL (Based on Cubictree letter - they have not found any pending / ongoing litigation).
- 7) **ENCUMBRANCE AND MORTGAGE :** It is pertinent to note that VVS and Associates through Company Secretary Ms. Varsha V Shenoy has issued CERSAI Search Report dated February 07, 2025, on instruction of Casagrand Millenia Private Limited, with respect to the Subject Land, and confirmed that there are no encumbrance and / or mortgage on the Subject Land and for issuance of this report we have relied on the information recorded in the report and this title report shall be subject to the same.
- 8) The report reflecting the flow of the title of the M/s. Krishna Realtors Skyscraper LLP and rights of the Casagrand Millenia Private Limited created under the said Agreement to Sell Deed dated January 27, 2025, on the said Subject Land is enclosed herewith as annexure.

Encl.: Annexures

Date: May 12, 2025

For HK Legal



Advocate Prashant R Deshmukh
(Authorized Signatory)

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1. Online 7/12 extract as on date of application for registration.
2. Search report for 30 years from 1995 to 2025, taken online search (paid) from the website www.igrmaharashtra.gov.in vide MH002031488202526E dated May 12, 2025, (as described detailed Search and Title Report dated May 12, 2025, issued by undersigned Advocate).
3. Any other relevant title – No.
4. Litigations – NIL (Based on Cubictree letter - they have not found any pending / ongoing litigation)

Date: May 12, 2025

For HK Legal

@Shmuleh

Advocate Prashant R Deshmukh

(Authorized Signatory)



Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH002031488202526E	BARCODE			Date	12/05/2025-11:04:02	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	TAX ID / TAN (If Any)						
	Other Items	PAN No.(If Applicable)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Adv Prashant Ratnakar Deshmukh			
Location	PUNE			Flat/Block No.				
Year	2025-2026 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street					
0030072201 SEARCH FEE		750.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Amount In	Seven Hundred Fifty Rupees Only				
Total		750.00	Words					
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332025051210522	2930586100	
Cheque-DD Details				Bank Date	RBI Date	12/05/2025-11:05:21	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID : 240653104

Mobile No. : 8625009150

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0001189041202526	12/05/2025-11:20:37	IGR002	600.00
Total Defacement Amount					600.00

MH002031488202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 May 2025	Receipt	Receipt no.: 1114110347
	Name of the Applicant :	Adv Prashant Ratnakar Deshmukh
	Details of property of which document has to be searched :	Dist :Pune Village :Wagholi (avhalwadi) S.No/CTS No/G.No. : 1185
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH002031488202526E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		