

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. **C-11**, Sector No. 24, area admeasuring about **1800.79 Sq. Mtrs.** lying, being and situated at Village- Nigadi Taluka- Haveli, District-Pune (hereinafter referred as the "**said plot**").

We have investigated the title of the said plot on the request of **M/s. KEYARA PROPERTIES LLP** and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of the Notification dated **07/06/2021**, bearing reference No. **TPS-1821/221/CR-43/2021/UD-13**
- 3) Copy of the Agreement to Lease dated **22/02/2023**, bearing reference No. **HVL-24/4000/2023**.
- 4) Copy of the Development Agreement dated **14/12/2024**, bearing reference No. **HVL-17/26452/2024**.
- 5) Copy of the Power of Attorney dated **14/12/2024**, bearing reference No. **HVL-17/26453/2024**.
- 6) Copy of Commencement Certificate bearing no. **बी.पी./प्राधिकरण/निगडी/१५७/२०२४** dated **10/06/2024**
- 7) Search report for 14 years from 2011 till 2024

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot, we are of the opinion that the title of **Shri. Jeevan Babulal Lalwani** as





the Leasehold Rights Holder/Lessee and M/s. **KEYARA PROPERTIES LLP** as the Developer/Promoter is clear, marketable and without any encumbrances.

Owner/Lessee/Developer of the Plot:

- A) PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY (Owner/Lessor):** land bearing plot no. **C-11**, Sector No. 24, area admeasuring about **1800.79 Sq. Mtrs.** lying, being and situated at Village- Nigadi Taluka- Haveli, District-Pune
- B) Shri. Jeevan Babulal Lalwani (Leasehold Rights Holder/Lessee):** Plot no. C-11, Sector No. 24, area admeasuring about 1800.79 Sq.Mtrs. Village Nigadi situated at Taluka Haveli District Pune.
- C) M/s. KEYARA PROPERTIES LLP(Developer/Promoter):** Plot no. C-11, Sector No. 24, area admeasuring about 1800.79 Sq.Mtrs. Village Nigadi situated at Taluka Haveli District Pune.

The report reflecting the flow of the title of the **Shri. Jeevan Babulal Lalwani** as the Leasehold Rights Holder/Lessee and **M/s. KEYARA PROPERTIES LLP** as the Developer/Promoter on the said plot is enclosed herewith as annexure.

Encl : Annexure.



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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing receipt No.: **1113810087** dated **20/12/2024**.
- 2) Vide Notification No. **TPS-1821/221/CR-43/2021/UD-13**, dated **07/06/2021** issued by the Government of Maharashtra, Urban Development Department under the Maharashtra Regional and Town Planning Act, 1966 published in official Gazette dated **11/06/2021**, all the Powers and Ownership in the respect of the land bearing **Plot No. C-11** area admeasuring about **1800.79 Sq. Mtrs.**, Sector No. 24, Village: Nigadi Taluka: Haveli, District: Pune (hereinafter referred to as "**the said Plot**") is vested with the **PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY** (hereinafter referred to as "**the Authority**") and therefore the Pune Metropolitan Region Development Authority is entitled to deal with the said Plot and also execute the necessary documents in the respect of the said Plot.
- 3) The Authority for the purpose of disposing of the said Plot on lease, held a public notice auction on 11/10/2022. **Shri. Jeevan Babulal Lalwani** was the highest bidder of the said Plot and hence, an Agreement to Lease Deed dated **22/02/2023**, where executed by **PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY** as "the Authority" party of the FIRST PART agreed to Lease, transfer, assign leasehold rights, title, interest with respect to the said plot in the favour of **Shri Jeevan Babulal Lalwani** as the "Licensee" party of the SECOND PART, as per the terms and conditions mentioned therein. The same is duly registered before the Office of Sub-registrar of Assurance at Haveli, bearing registration No. **HVL-24/4000/2023** dated **22/02/2023**. (hereinafter referred to as "**the said Agreement to Lease Deed**").



- 4) Vide Development Agreement dated **14/12/2024**, whereby Shri. Jeevan Babulal Lalwani, transferred and assigned all his development rights, title, interest and benefits with respect to the Said Plot in favour of **M/s. KEYARA PROPERTIES LLP** as the terms and conditions mentioned therein. The same was duly registered before the Office of Sub-registrar of Assurance at Haveli, bearing Registration Document Serial No. **HVL-17/26452/2024** dated **14/12/2024** (hereinafter referred to as “**the said Development Agreement**”).
- 5) In pursuance to the said Development Agreement, a Power of Attorney dated **14/12/2024** was executed by **Shri. Jeevan Babulal Lalwani** with respect to the said Plot, in favour of **M/s. KEYARA PROPERTIES LLP** through its Partner and Authorised Signatory **Shri. Swapnadeep Mohan Goyal** on the terms and conditions mentioned therein. The same was duly registered before the Office of Sub-registrar of Assurance at Haveli, bearing Registration Document Serial No. **HVL-17/26453/2024** (hereinafter referred to as “**the Said Power of Attorney**”).
- 6) The promoter is entitled and enjoyed to construct the residential/commercial building/s on the said plot. As per the plans sanctioned and the development permission granted by Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing no. **बी. पी./प्राधिकरण /निगडी/१५७/२०२४** dated **10/06/2024**.
- 7) Litigations if any: NIL
We have conducted search at sub-registrar office and no Lis Pendency has been registered and on basis of the same it appears that there are no litigations on Said Plot.
- 8) We have not issued a public notice inviting objections/ claims in respect of the said plot.





9) Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for said plot and not for any structure that are or were standing thereupon. Further, we have not indulged into any construction approval that has been or may be granted by concern Competent Authority.

10) We have perused the Photocopies of the abovementioned documents, which we believe to be true and correct to the best of our knowledge. We have not inspected the original documents mentioned herein and this Legal Title Report is based on the photocopies provided to us.

11) Opinion:

Our Legal Title Report is based on the provision of applicable law, prevailing at the present time and the facts of the matter, as understanding them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Place: Navi Mumbai

Date: 20/12/2024

KC & Partners



Adv Parth Chande

Advocate

