

To,
Hon'ble MAHARERA Authority,
Address: 6th & 7th floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 400051

LEGAL TITLE CERTIFICATE

Subject: Title Clearance Certificate with respect to land admeasuring 04=13.81 Ares out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring Hectares 01=92 Ares, S. No. 13/2 admeasuring Hectares 03=80 Ares situated at Village: Punawale, Taluka: Mulshi, District: Pune.

I have investigated the title of the said plot on the request of M/s. Unique Spaces LLP.

- 1) Description of the property:
Land admeasuring 04=13.81 Ares out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring Hectares 01=92 Ares, S. No. 13/2 admeasuring Hectares 03=80 Ares situated at Village: Punawale, Taluka: Mulshi, District: Pune within the local limits of Pimpri Chinchwad Municipal Corporation.
- 2) The documents of allotment of plot:
 - a) Copy of Development Agreement and Power of Attorney both dated 09/05/2022 registered in the office of Joint Sub-Registrar, Havel No. 23, Pune at Sr. No. 10504/2022 & 10505/2022 respectively.
 - b) Copy of 2 sale deeds registered in the office of Sub-Registrar Maval, Pune on 12/06/1998 at Sr. No. 2385/1998.
 - c) Copy of 4 sale deeds registered in the office of Sub-Registrar Mulshi, (Paud), Pune on 12/06/1998 at Sr. No. 2381/1998, 2382/1998, 2384/1998 and 2386/1998 respectively.
 - d) Copy of sale deed dated 12/05/1997 registered in the office of Sub-Registrar Mulshi, Pune at Sr. No. 1742/1998
- 3) 7 x 12 extracts & corresponding Mutation Entries.
- 4) Search Report for 30 years from 1992 till 2022.

On perusal of all the above documents and relevant documents relating to title of the said property, I am of the opinion that the title of **M/s. Unique AMS Spaces LLP, through its Partner, Mr. Sumit Subhash Tayal to develop** the land admeasuring 04=13.81 Ares out of the sanctioned layout of amalgamation of land bearing S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring Hectares 01=92 Ares, S. No. 13/2 admeasuring Hectares 03=80 Ares situated at Village: Punawale, Taluka: Mulshi, District: Pune is clear, marketable and without any encumbrance.

2/- Owners of the land:

- 1) Shri. P.A. Inamdar (part of S. No. 13/1/1)
- 2) Shri. Tanveer P. Inamdar & Shri. Parvez P. Inamdar (S. No. 13/1/2)
- 3) Smt. Abeda P. Inamdar, Shri. Tanveer P. Inamdar, Shri. Iftekhar P. Inamdar, Shri. Parvez P. Inamdar (S. No. 13/2)

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as Annexure.

ENCL: Annexure
Date: 09/06/2022


SANJAY T. AGARWAL
ADVOCATE
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FLOW OF TITLE OF THE SAID LAND

S. No. - Land admeasuring Hectares 04=13.81 Ares out of the sanctioned layout of amalgamation of S. No. 13/1/1 admeasuring 01 Hectare, S. No. 13/1/2 admeasuring Hectares 01=92 Ares, S. No. 13/2 admeasuring Hectares 03=80 Ares situated at Village: Punawale, Taluka: Mulshi, District: Pune within the local limits of Pimpri Chinchwad Municipal Corporation.

- 1) 7/ 12 extract on date of application of registration.
 - a) Shri. P.A. Inamdar (part of S. No. 13/1/1)
 - b) Shri. Tanveer P. Inamdar & Shri. Parvez P. Inamdar (S. No. 13/1/2)
 - c) Smt. Abeda P. Inamdar, Shri. Tanveer P. Inamdar, Shri. Iftekhar P. Inamdar, Shri. Parvez P. Inamdar (S. No. 13/2)
- 2) Mutation Entry Nos. 4990, 4991, 5770, 1978, 2074, 5675, 5770
- 3) Search Report for 30 years from 1992 taken from the Sub-Registrar's Office at Haveli, Pune and at Mulshi, Pune.
- 4) Any other relevant title : Development rights of M/s. Unique Spaces LLP as per Development Agreement and Power of Attorney both dated 09/05/2022 registered in the office of Joint Sub-Registrar, Havel No. 23, Pune at Sr. No. 10504/2022 & 10505/2022 respectively.
- 5) Litigations if any: NO

Date: 09/06/2022



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