



Umesh Shantaram Vaste

B.com. LL.B., Advocate

Enrollment Certificate No. MAH / 72 / 1987.

SUPPLEMENTARY LEGAL TITLE REPORT

To,

MahaRERA,

Address - Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra – 400051.

FLOW OF THE TITLE OF THE SAID LAND

As per your query sent to Goel Ganga India Private Limited Pune, on MahaRERA web portal dated 25/06/2024 regarding the flow of title in the name of said company in respect of the lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Bk., Taluka Mulshi, District Pune, on the basis of Format A submitted to you MahaRERA web portal on 15/06/2024.

It is further appears that there are two documents i.e. Development Agreement and Power of Attorney both dated 29/11/2014 have been executed between the Goel Ganga Developers (India) Pvt. Ltd. and Ganga Sagar Co-Operative Housing Society Limited, Pune and the said both documents are duly notarized by Mr. Atul Shivram Parulekar, Notary, Govt. of India, Pune on 29/11/2014 and the two documents are executed on Indian Non Judicial Stamp paper of Rs. 500/- each.



Atul Shivram Parulekar
Notary
25/06/2024



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It is further submitted that the said two documents are already submitted under the Amnesty Scheme before the Joint District Registrar, Pune for payment of required stamp duty along with penalty under the provisions of Maharashtra Stamp Act, 1958 and the said matter is pending as on today.

Conclusion – That Goel Ganga India Private Limited, Pune has acquired the title of Development Rights on the basis of Development Agreement and Power of Attorney both dated 29/11/2014 for development of the lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Bk., Taluka Mulshi, District Pune, owned by Ganga Sagar Co-Operative Housing Society Limited, Pune, having an area of 37413 Sq. Mtrs. as mentioned in Format A dated 15/06/2024 submitted to you. The details of lands acquired and owned by Ganga Sagar Co-Operative Housing Society Limited, Pune.

Survey / Hissa Nos.	Area in Sq. Mtrs
305/2	1100
305/3	1500
305/4	2140
305/5	1100
305/6	900
306/1	4800
306/2	4600
306/3	2445
339/1/3	400
339/2	5853
339/3	900
339/11/2	2310
339/12	3165
339/13B	6200
Aggregate area	37,413 Sq. Mtrs



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It is concluded that the Goel Ganga India Private Limited, Pune has acquired Legal Title of Development Rights in respect of the above mentioned lands bearing Survey Nos. 305 (Part), 306 (Part) and 339 (Part) at Village Bavdhan Budruk, Taluka Mulshi, District Pune owned by Ganga Sagar Co-Operative Housing Society Limited, Pune. The said Title of Development Rights of Goel Ganga India Private Limited, Pune is clean, clear and marketable title subject to the encumbrance of IDBI Trusteeship Services Limited, registered office at :- Asian building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400 001 by creating mortgage on the said land to the extent of area of has mentioned in Form B – Affidavit-Cum-Declaration which is to be submitted to you in due course of time.

Hence this Supplementary Title Report.

Pune.

Date : 25th June, 2024



**Umesh S. Vaste
Advocate**

*Umesh S. Vaste
Adv.
25/06/2024.*