



FORMAT -A

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

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of land admeasuring 4028.13 Sq. Mtrs. out of Survey No. 282/3/1/1 carved out of land admeasuring 1 Hectare 70 Ares i.e., 17000 Sq Mtrs of Survey No. 282/3/1/1 and Survey No. 282/4/1 admeasuring 0 Hectare 56.70 Ares i.e., 5670 Sq. Mtrs. thus totally admeasuring 2 Hectares 26.70 Ares i.e., 22,670 Sq. Mtrs. situated at Village – Lohegaon, Taluka – Haveli, District – Pune (hereinafter referred to as the "said plot").

I have investigated the title of the said plot on the request of M/S Iconic Highlands LLP and following documents i.e.: -

- 1) **Description of the property.:** All that piece and parcel of land admeasuring 4028.13 Sq. Mtrs. out of Survey No. 282/3/1/1 carved out of land admeasuring 1 Hectare 70 Ares i.e., 17000 Sq Mtrs of Survey No. 282/3/1/1 and Survey No. 282/4/1 admeasuring 0 Hectare 56.70 Ares i.e., 5670 Sq. Mtrs. thus totally admeasuring 2 Hectares 26.70 Ares i.e., 22,670 Sq. Mtrs. situated at Village – Lohegaon, Taluka – Haveli, District – Pune (hereinafter referred to as the "said plot").. (as per the sanctioned layout) along with rights pertaining to Transferable Development Right (T.D.R.) and FSI arising out of 30 Mtrs. wide road, 24 Mtrs. wide road, and 12 Mtrs. wide road, situated at Village Lohegaon within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Taluka Haveli, District Pune (more particularly described in Schedule II of the Agreement for Sale).
- 2) **The documents of allotment of plot.** Development Agreement dated 14/06/2024 registered at Sub-Registrar Haveli No. 22 (Serial No. 13111/2024); Power of Attorney dated 14/06/2024 registered at Sub-Registrar Haveli No. 22 (Serial No. 13112/2024); Deed of Conveyance dated 03/04/2024 in favor of MS. REDROCK PROPERTIES registered

at Sub-Registrar Haveli No. 1 (Serial No. 5959/2024); Agreement to Sell dated 20/02/2019 registered at Sub-Registrar Haveli No. 10 (Serial No. 3938/2019).



- 3) **7/12 extract or property card issued** by Taluka Haveli, District Pune, dated [Latest available, e.g., post-2024 mutation; to be confirmed with revenue records] mutation entry no. 50744 dated 27/01/2021 (recording road transfer to PMC) and subsequent entries confirming ownership to MS. REDROCK PROPERTIES.
- 4) **Search report for 30 years** from 01/10/1995 till 07/10/2025 taken from Sub-Registrar Office, Haveli, Pune (covering registrations from 1995 onwards, including sales to M/s. Unique Realty in 2008-2010 and conveyance to MS. REDROCK PROPERTIES in 2024).

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owners of the land:

MS. REDROCK PROPERTIES :- All that piece and parcel of land admeasuring 4028.13 Sq. Mtrs. out of Survey No. 282/3/1/1 carved out of land admeasuring 1 Hectare 70 Ares i.e., 17000 Sq Mtrs of Survey No. 282/3/1/1 and Survey No. 282/4/1 admeasuring 0 Hectare 56.70 Ares i.e., 5670 Sq. Mtrs. thus totally admeasuring 2 Hectares 26.70 Ares i.e., 22,670 Sq. Mtrs. situated at Village – Lohegaon, Taluka – Haveli, District Pune - 411047

Qualifying comments/remarks if any: Title devolves from original owner Geetabai Baburao Khandve (via mutation No. 3805 dated 30/08/1955) with no litigations; development rights vested in Promoter via registered agreements.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure (Flow of Title below).



Date: 07/10/2025

Advocate
SURAJ KABRA



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FLOW OF THE TITLE OF THE SAID LAND

Sr No.

1. 7/12 extract / P.R. Card as on date of application for registration 7/12 extract for Survey No. 28/3/1/1, confirming ownership to Mrs. REDROCK PROPERTIES post-mutation No. 5074 dated 27/01/2021 (road transfer to PMC) and conveyance registration Serial No. 5959/2024.
2. Mutation Entry No. Key entries include: No. 9894 dated 14/03/1992 (to Baidabai Rajunath Pawar and heirs); No. 9557 dated 23/08/2008 and No. 30263 dated 11/05/2010 (to Mrs. Unique Realty); No. 5074 dated 27/01/2021 (road widening to PMC; post-2024 entry for conveyance to Mrs. REDROCK PROPERTIES).
3. Index II report for 30 years from 01/10/1995 till 07/10/2025 taken from Sub-Registrar Office at Pune, encumbering sales from 2002-2010, development agreements, and 2024 conveyance; no adverse entries.
4. Any other relevant title: NA Order No. PMH/NA/SR/158/2009 dated 19/01/2010 and No. PMH/NA/SR/691/2010 dated 28/02/2011, development Agreement Serial No. 1311/2024, Power of Attorney Serial No. 1312/2024; Lease Deed to NISECL dated 04/01/2012 (Serial No. 914/2012), for 600 Sq. Mtrs., not affecting main plot; Transfer Deed to PMC dated 03/12/2019 (Serial No. 24007/2019) for road widening 599.14 Sq. Mtrs., granting FSI rights).
5. **Litigations if any: NIL**
6. Title Search report Annexed herewith.

Date: 07/10/2025



Advocate

SURA J KABRA



Date: 22.04.2025

SEARCH AND TITLE REPORT

1. Description of the Property:

All that piece and parcel of land admeasuring about 01 H 70 Ares i.e., 17,000 Sq. Mtrs. out of S. No. 282/3/1/1 and land admeasuring area 00 H 56.7 Ares i.e., 5,670 Sq. Mtrs. out of S. No. 282/4/1 collectively admeasuring 02 H 26.7 Ares i.e., 22,670 Sq. Mtrs., situated at Village Lohegaon Taluka Haveli District Pune and situated within the limits of Pune Municipal Corporation and the same is bounded as under:

On or towards East: - S. No. 282/3/2, 282/4/2, and 282/3/9

On or towards South: -S. No. 282/3/7 and 282/3/3/

On or towards West: - By Porwal Road

On or towards North: 24 Mtrs. Wide Road.

Hereinafter to be referred as '**Said land**' for sake of brevity and convenience.

2. Instruction

M/s. Iconic Highlands LLP, having its registered office at S. No. 62, Jadhav Nagar, Opp. Deccan Paper Mill, Pune City, Maharashtra, India - 411036, has solicited our opinion regarding the title of the said land, more particularly described in paragraph





no. 1 hereinabove. M/s. Iconic Highlands LLP has instructed us to conduct a title search of the said land for the past 30 years, i.e., from the year 1994 to 2024.

3. List of the documents made available for our perusal are as follows: -

1. photo copies of 7/12th extract,
2. photo copies of Mutation Entry,
3. Copy of Index 2 of Sale Deed between M/s. Unique Realty and M/s. Redrock properties, registered in the office of SRO Haveli No. 1 at Sr. No. 5959/2024 dated 03/04/2024.
4. Copy of Development Agreement executed between M/s. Redrock Properties in favour of M/s. Iconic Highlands LLP, registered in the office of SRO Haveli No. 22 at Sr. No. 13111/2024 on 14/06/2024.
5. Copy of Power of Attorney executed between M/s. Redrock Properties in favour of M/s. Iconic Highlands LLP, registered in the office of SRO Haveli No. 22 at Sr. No. 13112/2024 on 14/06/2024.
6. Certificate of incorporation,
7. Zone Certificate,
8. Demarcation,

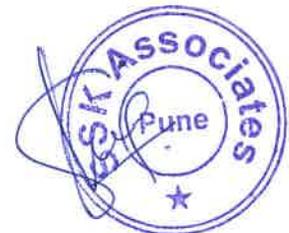
4. Brief History of devolution of title the said land bearing S. No. 282/3/1/1 and 282/4/1, Mauje Lohgaon, Pune for the last 30 years: -

- a) It is observed that, land bearing S. No. 282/3/1 admeasuring 05 H 34 Ares and land bearing S. No. 282/4/1 admeasuring 00 H 56.7 Ares, was formerly owned and possessed by one Mr. Vithu Tukaram Sathe.





- b) It is further observed that, according to the Mutation Entry No. 3326 dated 15/09/1947, Mr. Vithu Tukaram Sathe expired on 30/08/1947 leaving behind his legal heir Smt. Sundarabai Vithu Sathe (widow) and her name was recorded on the revenue record of the said land portioned mentioned hereinabove.
- c) It is further observed that, according to the Mutation Entry No. 3805 dated 30/08/1955, Smt. Sundarabai Sathe expired on 23/12/1954 leaving behind her only legal heir as her married daughter viz. Geetabai Baburao Khandve and her name was recorded on the revenue records of the said land portioned mentioned hereinabove.
- d) It is further observed that, on 04/08/1980, Sale Deed was executed by Geetabai Baburao Khandve in favour of to Mr. Nivrutti Baburao Kand, in respect of land admeasuring area 01 H 60 Ares out of S. No. 282/3/1, situated at Mauje Lohgaon, Taluka Haveli, District Pune.
- e) In pursuance of the said sale deed dated 04/08/1980, the said land bearing S. No. 282/3/1 were subdivided into Pot Hissa No. 1 and 2, and according to that, land which was purchased by Mr. Nivrutti Baburao Kand was renumbered as land bearing S. No. 282/3/1/2 admeasuring area 01 Hectare 60 Ares; and land admeasuring area 03 Hectares 74 Ares which was retained by Geetabai Baburao Khandve was renumbered as S. No. 282/3/1/1 and Mutation Entry No. 9849 dated 21/10/1981 confirms the same.
- f) It is further observed that, according to the Mutation Entry No. 14163 dated 14/03/1992, Smt. Geetabai Baburao Khandve expired on 06/09/1991 leaving behind her as her legal heirs Baidabai Raghunath Pawar (Married Daughter) and Baburao Pandurang Khandve (Husband) and their names were recorded on the revenue record of the said land.
- g) It is further observed that, Mr. Baburao Pandurang Khandve also expired on 30/05/2006 leaving behind him his only legal heir, the said Smt. Baidabai Raghunath Pawar (Married Daughter) and accordingly, the name of Mr. Baburao Pandurang Khandve has been deleted from the revenue record of the said captioned land portions mentioned hereinabove and Smt. Baidabai Raghunath Pawar became the absolute





owner of the S. No. 282/ 3/1/1 and S. No. 282/4/1, and Mutation Entry No. 24666 dated 19/08/2006 confirms the same.

- h) It is further observed that, Development Agreement and Power of Attorney was executed by Smt. Baidabai Raghunath Pawar with the consent of Raghunath Laxman Pawar, Janardhan Raghunath Pawar, Dnyaneshwar Raghunath Pawar and Nanda Chandrakant Khandve in favour of M/s. Unique Realty in respect of land admeasuring about 01 H 48 Ares out of S. No. 282/3/1/1 and Land admeasuring 00 Hectare 56.7 Ares out of S. No. 282/4/1, and the said POA and DA which was duly registered in the office of SRO Haveli No. 8 at Sr. No. 10034/2007 and 10035/2007 on 03/12/2007.
- i) In furtherance of the same, Sale Deed was executed by Smt. Baidabai Raghunath Pawar with the consent of Raghunath Laxman Pawar, Janardhan Raghunath Pawar, Dnyaneshwar Raghunath Pawar and Nanda Chandrakant Khandve, in favour of M/s. Unique Realty in respect of land admeasuring about 01 H 48 Ares out of S. No. 282/3/1/1 and Land admeasuring 00 Hectare 56.7 Ares out of S. No. 282/4/1, and the said sale deed which is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 4480/2008 dated 22/05/2008 and after that, name of M/s. Unique Realty was recorded on the revenue record of the said land portions mentioned above vide Mutation Entry No. 26557 dated 23/08/2008.
- j) It is further observed that, Sale Deed was executed by Smt. Baidabai Raghunath Pawar with the consent of Raghunath Laxman Pawar, Janardhan Raghunath Pawar, Dnyaneshwar Raghunath Pawar and Nanda Chandrakant Khandve, in favour of M/s. Unique Realty in respect of land admeasuring about 00 H 22 Ares out of S. No. 282/3/1/1 and the said sale deed which is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 4114/2010 dated 20/04/2010 and after that, name of M/s. Unique Realty was recorded on the revenue record of the said land portion mentioned above vide Mutation Entry No. 30625 dated 11/05/2010.





- k) It is further observed that, according to the two separate Sale Deeds mentioned hereinabove M/s. Unique Realty has become the absolute owner of an area admeasuring 02 Hectares 26.7 Ares (22670 Sq. Mtrs.).
- l) It is further observe that, M/s. Unique Realty has decided to develop the said Larger Land and accordingly, they had submitted amalgamated layout and application to obtain NA Order of the said Larger Land to the Collector and accordingly Collector has sanctioned the layout and also gave the permission to use the said Larger Land for Non-Agriculture purpose vide Order bearing no. PMH/NA/SR/158/2009 dated 19/01/2010 and Order bearing No. PMH/NA/SR/691/2010 dated 28/02/2011.
- m) It is further observed that, Lease Deed was executed by M/s. Unique Realty in favour of Maharashtra State Electricity Distribution Company Limited, in respect of area admeasuring about 600 Sq. Mtrs. out of the said land portions mentioned hereinabove, and the said lease deed is registered in the Office of SRO Haveli 11, at Sr. No. 9149/2012 on 04/10/2012
- n) It is further observed that, Sale Deed was executed by M/s. Unique Realty in favour of Aniket Health Care Facilities, in respect of Amenity Space of an area admeasuring 2496.07 Sq. Mtrs. out of S. No. 282/3/1/1, and the said sale deed registered at Haveli No. 19 at Serial No. 10518/2013 on 02/09/2013, and the said sale deed was followed by a Correction Deed which was duly registered in the office of SRO Haveli No. 19 at Sr. No. 4389/2016 on 18/05/2016.
- o) It is further observed that, M/s. Unique Realty has revised layout of the said Larger Land and obtained sanction building plan as per Commencement Certificate bearing No. bearing No.DP/BHA/Villag Lohgaon/Taluka Haveli/District Pune/Survey No. 282/3/1/1 (Part) and Survey No.282/4/1, Pra Kra. 2038/16-17, Lohgaon dated 05/07/2017 by Pune Metropolitan Regional Development Authority Pune.
- p) It is further observed that, As per the Revised sanctioned layout, M/s. Unique Realty has constructed 3 separate buildings consisting of 6 Wings "A", "B", "C", "D", "E", & "F" towards East side carved out of the said Larger Land and obtained an Occupancy





certificate from PMRDA of aforesaid 6 Wings and 3 buildings bearing Outward No.DP/BHA/Village Lohgaon/Taluka Haveli/District Pune/Survey No. 282 Hissa No.3/1/1 (Part) and Hissa No.4/1/Pra.Kra/2038/16-17 dated 21/04/2017 and 03/10/2017, Lohgaon.

- q) It is further observed that, M/s. Unique Realty has formed Co-operative Society of prospective flat purchasers which is known as "Aurum Elementto Co-operative Housing Society Ltd.", and the said society is duly registered according to the provisions of Maharashtra co-op societies Act, 1960 vide reg. No. PNA/PNA(5)/HSG(TC)/16222/2014-2015 dated 22/01/2015.
- r) It is further observed that, M/s. Unique Realty had executed an Agreement to Sell in favor of M/s. Red Rock properties, which is registered in the Office of SRO Haveli 10 at Serial No. 3938/2019 on 20/02/2019.
- s) It is further observed that, M/s. Unique Realty has executed Transfer Deed in favour of Pune Municipal Corporation which is registered in the Office of SRO Haveli 23, at Sr. No. 24007/2019 on 03/12/2019.
- t) It is further observed that, M/s. Unique Realty executed a Deed of Conveyance in favor of the M/s. Red Rock properties, which is registered in the Office of SRO Haveli 1 at Serial No. 5959/2024 dated 03/04/2024.
- u) It is further observed that, Development Agreement was executed between M/s. Redrock Properties in favour of M/s. Iconic Highlands LLP, in respect of land admeasuring area 4028.13 Sq. Mtrs. out of S. No. 282/3/1/1, Mauje Lohgaon, Haveli Pune and along with FSI and TDR rights of 30 Mtrs. Road and 24 Mtrs. Road and the said development agreement was registered in the office of SRO Haveli No. 22 at Sr. No. 13111/2024 on 14/06/2024.
- v) Copy of Power of Attorney executed between M/s. Redrock Properties in favour of M/s. Iconic Highlands LLP, in respect of land admeasuring area 4028.13 Sq. Mtrs. out of S. No. 282/3/1/1, Mauje Lohgaon, Haveli Pune and along with FSI and TDR rights





of 30 Mtrs. Road and 24 Mtrs. Road and the said POA was registered in the office of SRO Haveli No. 22 at Sr. No. 13112/2024 on 14/06/2024.

5. NATURE OF SEARCH: -

We have carried out the search of Index II registers maintained at the SRO Haveli, for the period of 7 years computing from 1995 to 2001 vide GRN No. MH000796623202526P dated 16/04/2025. However, At the outset we state that majority of the Index II registers at the office of the Joint Sub Registrar Haveli, are extensively torn and hence we cannot comment upon the same in detail.

We have carried out further online search for the 23 years computing from 2002 to 2025 on the website www.lgrmaharashtra.co.in. vide Receipt No. 1114071388 dated 21/03/2024. It is observed that website of Department of Registration and Stamps Government of Maharashtra may not show each document and hence the search report is based on the records available therein. It is seen that except the transactions recorded hereinabove no transaction relating to the Said Property or any transaction encumbering the Said Property was found.

6. **Title Remark/Opinion**

On the documents made available to us and after undergoing the revenue record and based on the search, we are of opinion that, the said land is free from all encumbrances and M/s. Redrock properties are the absolute owner of the said land admeasuring area 4028.13 Sq. Mtrs. out of S. No. 282/3/1/1, Mauje Lohgaon, Haveli Pune and along with FSI and TDR rights of 30 Mtrs. Road and





24 Mtrs. Road and M/s. Iconic Highlands LLP have an absolute Development right of the said captioned land.

7. DISCLAIMER:

The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person/firm issuing the report be liable for any direct, consequential, or punitive loss, damage, or expense.

PUNE



SSK ASSOCIATES
through its proprietor
Adv. SURAJ S KABRA