



To,

**20.9.2021**

**Maha RERA**

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect S.no 60, Hissa No. 1 of Mhanulge, Taluka Mulshi, District Pune. (Hereinafter referred to as the said plot.)

**Description of the Property Investigated:-**

All that piece and parcel of the following pieces carved out of the land bearing survey No 60, Hissa No. 1, admeasuring "Hectare 4.45 Are", plus pot Kharaba "Hectare 0.67 Are", thus total "Hectare 5.12 Are", assessed at Rs. 16.37 paisa, situate at village Mahalunge, Taluka Mulshi, District Pune, within the limits of the Zilla Parishad, Pune, Taluka Panchayat Samiti Mulshi, Grampanchayat Mahalunge and Registration District Pune. Sub-Registration, Mulshi

Area Hectare=Are	Owned By	Referred as
0=88.326	M/s. Sai Associates	Said "Portion-A"
0=12.80	M/s. Siddharth Properties	Said "Portion-B"
0=17.067	M/s. Siddharth Properties	Said "Portion-C"
0=17.067	M/s. Siddharth Properties	Said "Portion-D"
0=45	M/s. Siddharth Properties	Said "Portion-E"
0=25	Tuka@Tukaram Vithy Kolekar and others	Said "Portion-F"
0=01	M/s. Siddharth Properties	Said "Portion-G"
0=01.5	M/s. Siddharth Properties	Said "Portion-H"
0=10	Ramdas Baban Kolekar and others	Said "Portion-I"



0=07.067	M/s. Siddharth Properties	Said "Portion-J"
2=24.827	Total	

And which is collectively bounded by as under:

East : Mahalunge Gaothan  
South : Mahalunge Gaothan and Survey No. 60/1  
West : Part of Survey No. 60  
North : Survey No. 4/1, 4/2, 4/3, 4/4

I have investigated the title of the said land on the request of M/s. Siddharth Properties, having its office at, Office No. 501, 5<sup>th</sup> Floor, Eden Hall, Opp OM Super Market, Model Colony, Shivajinagar, Pune-411016 represented through its designated partner Mr. Swapnil Shashikant Shende (Hereinafter referred to as the Said Promoter") and investigated the following documents i.e.:-

- 1) 7/12 Extracts for the said Land
- 2) Relevant Mutation Entries
- 3) By and under separate registered sale deeds, the Promoter has acquired and purchased the said Portion-A, said Portion A1, said Portion-B, said Portion-C, said Portion-D, said Portion-E, said Portion-G, said Portion-H, said Portion-J, said Portion-K, said Portion-L, said Portion-M, said Portion-N, said Portion-O, said Portion-P, out of said Layout Lands from its erstwhile owners and by and under development agreements Confirming Party no.1 has granted development rights in respect of said Portion -F and confirming party no.2 has granted development rights in respect of said Portion- I in favour of the Promoter the details of the same are given below-



Portion	Area	Erstwhile owner	Registration no.	Date
said "Portion-A"	0=88.326	Sai Associates	9445/2014	20.10.14
said "Portion-A1"	0=4.267	Sai Associates	4994/2015	24.04.15
said "Portion-B"	0=12.80	Suresh Kolekar and Others	394/2013	11.01.13
said "Portion-C"	0=17.067	Parubai alias Parvati Shankar Kolekar and others	1218/2013	06.02.13
said "Portion-D"	0=17.067	Ramdas Baban Kolekar	1733/2013	26.02.13
said "Portion-E"	0=45	Shantabai Sayabu Orase and others	3049/2013	06.04.13
said "Portion-G"	0=01	Mohan Rangapise and others	10040/2013	22.11.13
said "Portion-H"	0=01.5	Rakhpasare and others	11254/2013	26.12.13
said "Portion-J"	0=07.067	Ramdas Kolekar	3728/2014	23.04.14
said "Portion-K"	0=67.77	Devendra Shah	8802/2014	30.09.14



said "Portion-L"	0=11.66	Kaluram kolekar and others	8739/2014	30.09.14
said "Portion-M"	0=07 Out of 0=28	Saarrthi realty and infra LLP	1291/2014	07.02.14
said "Portion-N"	0=25.3 Out of 1=01.2	Saarrthi realty and infra LLP	1291/2014	07.02.14
said "Portion-O"	0=61 Out of 1=93	Saarrthi realty and infra LLP	1291/2014	07.02.14
said "Portion-P"	0=58.77 Out of 3=13	Saarrthi realty and infra LLP	1291/2014	07.02.14
said "Portion-F"	00=25	Tukaram Vithu kolekar and others (Confirming Party no. 1)	10302/2013	02.12.13
said "Portion-I"	00=10	Ramdas Kolekar and others (Confirming Party no. 2)	3730/2014	23.04.14



- 4) The Deed of Mortgage dated January 19, 2016, registered in the office of the Sub-Registrar, Haveli 4, at serial No.877/2016 on the same day, the Promoter mortgaged the said Layout Lands together with the building/s consisting of units therein, with ICICI Bank Limited , a company incorporated under the Companies Act, 1956, and a bank within the meaning of Banking Regulation Act, 1949 and having its registered office at Landmark, Race Course Circle, Vadodara 390007 and its Regional Head office at A wing 3rd and 4th floor, Shangrilla Gardens, Bund Garden Road, Pune 411001 ("LENDER") and created charge against the said Layout Land. Thereafter pursuant to the Deed of Reconveyance dated October 4, 2017, registered in the office of the Sub-Registrar, Haveli 4, at serial No.4190/2017 on the same day, the Lender has released its charge created against the said Layout Land.

Thereafter, the Promoter has availed loan from L&T HOUSING FINANCE LIMITED, a Company incorporated under the Companies Act, 1956 and having its registered office at Plot No. 177, Brindavan, Vidyanagari Marg, CST Road, Kalina, Santacruz East, Mumbai and one of its office at Plot No. 177, Brindavan, Vidyanagari Marg, CST Road, Kalina, Santacruz East, Mumbai-4000 98 and L&T FINANCE LIMITED, a Company incorporated under the Companies Act, 1956 and having its registered office at Technopolis 7th Floor, A -Wing, Plot No -4, Block- BP, Sector- V, Salt Lake, Kolkatta-70009 and one of its office at Plot No. 177, Brindavan, Vidyanagari Marg, CST Road, Kalina, Santacruz East, Mumbai-4000 98 ("LENDERS"). Pursuant to the Deed of Mortgage dated 06.10.2017, registered in the office of the Sub-Registrar, Haveli, at serial No.4245/2017 on the same day, and created charge against the said Layout Land together with building's consisting of units therein.



On perusal of the documents referred to above and on the basis of the information given to and gathered by me, I am of the opinion that-

The Said Promoter; M/s. Siddharth Properties is absolute owner of the said and I am of the opinion that except the mortgage created in favour of the L&T Housing Finance Limited, by instrument of mortgage stated hereinabove the said property is free from encumbrances and doubts.

PUNE

YOGESH S PARDESHI



DATED:- 20.9.2021

ADVOCATE

Housiey.com