



To,
MAHA RERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate of Tranquility Annexe "D" Wing land area admeasuring 572.94 sq. mtrs. out of land area admeasuring about 10029.02 sq.mts., bearing Survey No.18/2/1, Plot No. 2 situated at Village Shewalewadi, Taluka Haveli, District Pune.

I have investigated the title of the property described in Para 1 at on the request of M/s. K And B Associates, a Partnership firm incorporated under Indian Partnership Act, 1932, through its Partner Mr. Kamlesh Bahadursinh Jhala, having its office at Final Plot No. 564/2B, CTS No. 1199A/2, Ghole Road, Shivajinagar, Pune-411004.

1. A. Description of Property:-

All that piece and parcel of land bearing S. No. 18/2/1, Plot No. 2 area admeasuring about 10029.02 sq.m., of Village Shewalwadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and bounded is as under :-

On or towards the East	:	By S. No. 18(P),
On or towards the South	:	By R. P. Road
On or towards the West	:	By S. No. 16
On or towards the North	:	By Amenity Space which is handed over to Competent Authority

Along with easementary rights and all interest, right, title attached to the said land.

Hereinafter for the sake of brevity and convenience aforesaid property referred to or called as "**THE SAID LAND**".

1. B. Description of Project Property:-

All that piece and parcel of land area admeasuring 572.94 sq. mtrs. out of land area admeasuring about 10029.02 sq.mts., bearing S. No. 18/2/1, Plot No. 2 of Village Shewalwadi, Taluka Haveli, District Pune, situated within the limits of Pune Municipal Corporation and bounded is as under :-

On or towards the East	:	By S.No. 18(P)
On or towards the South	:	By 15 Mtr. wide road
On or towards the West	:	By S. No. 16
On or towards the North	:	By Wing C

Along with easementary rights and all interest, right, title attached to the said land.

Hereinafter for the sake of brevity and convenience aforesaid property referred to or called as "**THE PROJECT PROPERTY**".



2. Documents of Allotment of Plot :- The Land Owner Mr. Hemant Prataprao Bhagat & Others have executed Sale Deed dated 29/09/2011 in respect of S. No. 18/2 Plot No. 2 & other in sanctioned layout S. No. 18/2 in favour of Mr. Kamlesh B. Jhala. The said Sale Deed was duly registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 9913/2011 on 29/09/2011. Accordingly the name of Mr. Kamlesh B. Jhala was duly mutated in 7/12 extract of the said property vide M. E. No. 1348 & 1349.

That the land owner Mr. Kamlesh B. Jhala who is the partner of M/s. K and B Associates, a partnership firm registered under the Indian Partnership Act, has introduced the said land in the partnership firm vide Deed of Assignment dated 14.10.2020, which was duly registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 11092/2020.

3. 7/12 Extract of the said land certified by Talathi Shewalewadi vide M. E. No. 1348 & 1349 name of the Mr. Kamlesh B. Jhala has been recorded in revenue records as owner and possessor for the said land. The Tranquility Annex D wing project is constructed on project property described in Para 2 of the said report.

4. Search Report for 30 years from 1992 till 2021 vide Receipt No. 10716 dated 29.07.2021 & Form 2021 to 2023 vide Receipt No. 1112907741 dated 10.05.2023 and Form 2022 to 2023 vide Receipt No. 1112977592 dated 04.07.2023 & Receipt No. 1113090683 dated 20.09.2023.

5. Encumbrances: That M/s K and B Associates, a Partnership Firm have taken construction finance by mortgaging the said property alongwith approved FSI of 5684.43 sq. mtrs. forming part of D building, and identified 24 numbers of unsold units in C building having total carpet area of 17573 sq. ft. and balance receivable from sold units of C building Except total Plinth area of A, B & C Building area admeasuring 1451.71 sq. mtrs. and Land Appurtenant area of A, B & C Building alongwith sanctioned/completed FSI of A, B & C building vide sanctioned No. BHA/C.R.No.880/2020-21 dated 12.07.2021 and Mechanical & Covered Car Parking allotted to the Flat owners in favour of Kotak Mahindra Investments Ltd. vide Indenture of Mortgage without delivery of Possession dated 21.09.2023 which was duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 24233/2023 on 21.09.2023.

A. 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 K and B Associates is clear, marketable and without any encumbrances except charge of Kotak Mahindra Investments Ltd., Pune.

Owners of the Land

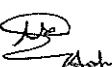
a.	K and B Associates	S. No. 18/2/1, Plot No. 2	572.94 sq. mtrs. out of land area admeasuring 10029.02 sq. mtrs.
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B. The detailed report reflecting the flow of the title of the M/s. K and B Associates on the said land is enclosed herewith as annexure.

Encl:- Annexure

1. Detailed Search & Title Report
2. Layout plan sanctioned by PMRDA, Pune bearing No. DP/BHA/HAV/MOUJE Shewalewadi/S.No.18/2/1 Plot No.2/Sr.No.880/20-21 Dated 12.07.2021
3. Commencement Certificate issued by PMRDA, Pune bearing No. DP/BHA/HAV/MOUJE Shewalewadi/S.No.18/2/1 Plot No.2/Sr.No.880/20-21 Dated 12.07.2021.

Date:- 25.09.2023


ADVOCATE



FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract of the said land S. No. 18/2/1, Plot No. 2 certified by Talathi Shewalewadi vide M. E. No. 1348 & 1349 name of the Mr. Kamlesh B. Jhala has been recorded in revenue records as owner and possessor for the said land.
2. Mutation Entry No. 1348 & 1349
6. Search Report for 30 years from 1992 till 2021 vide Receipt No. 10716 dated 29.07.2021 & Form 2021 to 2023 vide Receipt No. 1112907741 dated 10.05.2023 and Form 2022 to 2023 vide Receipt No. 1112977592 dated 04.07.2023 and Receipt No. 1113090683 dated 20.09.2023.
3.
 - a) That the land owner Mr. Kamlesh B. Jhala who is the partner of M/s. K and B Associates, a partnership firm registered under the Indian Partnership Act, has introduced the said land in the partnership firm vide Deed of Assignment dated 14.10.2020, which was duly registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 11092/2020.
 - b) That M/s K and B Associates, a Partnership Firm with the consent of Mr. Kamlesh B. Jhala have taken construction finance by mortgaging the said property alongwith construction to be carried out in the said property in favour of HDFC Ltd. vide Mortgage Deed dated 12.10.2018 which was duly registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 16137/2018 on 13.10.2018. Further Mortgage the said property alongwith construction vide Mortgage Deed dated 31.07.2021 which was duly registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 13681/2021 on 02.08.2021.
 - c) That M/s. K and B Associates, a Partnership Firm have repaid the construction finance taken from HDFC Bank Ltd. (Formerly known as HDFC LTD) and accordingly they have issued No Dues Certificate dated 31.08.2023 in favour of M/s. K and B Associates. Thereafter HDFC Bank Ltd. have executed Deed of Reconveyance dated 20.09.2023 for release of the charge. The said Deed of Reconveyance is duly registered in the office of sub Registrar Haveli No.10 at Sr. No. 24162/2023 on 20.09.2023.
 - d) That M/s K and B Associates, a Partnership Firm have taken construction finance by mortgaging the said property alongwith approved FSI of 5684.43 sq. mtrs. forming part of D building, and identified 24 numbers of unsold units in C building having total carpet area of 17573 sq. ft. and balance receivable from sold units of C building Except total Plinth area of A, B & C Building area admeasuring 1451.71 sq. mtrs. and Land Appurtenant area of A, B & C Building alongwith sanctioned/completed





FSI of A, B & C building vide sanctioned No. BHA/C.R.No.880/2020-21 dated 12.07.2021 and Mechanical & Covered Car Parking allotted to the Flat owners in favour of Kotak Mahindra Investments Ltd. vide Indenture of Mortgage without delivery of Possession dated 21.09.2023 which was duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 24233/2023 on 21.09.2023.

- e) Layout plan sanctioned by PMRDA, Pune bearing No. DP/BHA/HAV/MOUJE Shewalewadi/S.No.18/2/1 Plot No.2/Sr.No.880/20-21 Dated 12.07.2021.
- f) Commencement Certificate issued by PMRDA, Pune bearing No. DP/BHA/HAV/MOUJE Shewalewadi/S.No.18/2/1 Plot No.2/Sr.No.880/20-21 Dated 12.07.2021.

5. Litigation if any : No litigation

Date:- 25.09.2023




ADVOCATE