

NIKTE AND NIKTE ADVOCATES

Pune | Office No. 201,
Amelia, 2nd Floor,
CTS No.1102/A/6,
Near Hotel Ambassador,
Model Colony, Pune - 411 016.

Contact : 020-25651112/13
Email : adv.nikte@gmail.com
Website : www.nikteandnikte.com

FORMAT- A

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. No-A, CTS/C.S. No. Survey No. 156/1A/1/1/A, corresponding CTS No.1105 situated at Village - Aundh, Taluka /District. Pune City, District Pune hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of M/s. SKYCRAFT BUILDCOM LLP, a Limited Liability Partnership Firm, registered office at : 4 Chandrashil. Apartment, Off Ghole Road, Shivajinagar, Pune 411005 and following documents i.e. :-

1) Description of the property.

All that piece and parcel of Plot No-A, admeasuring 3342.57 Sq. mtrs. along with Open Space 334.53 sq.mtrs. out of total area 6367 Sq.mtrs. bearing Survey No. 156/1A/1/1/A, corresponding CTS No.1105 totally admeasuring 2 Acers 12.01 Gunthas situated at Village Aundh, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation within the purview of Slum Rehabilitation Authority, Pune Pimpri-Chinchwad Pune and which is bounded as under –

On or towards the **East** : By Open Space number of the Layout.

On or towards the **West** : By 20 Mt. wide DP road.

On or towards the **North** : By Survey No. 157.

On or towards the **South** : By Survey No. 156/2.



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2) The documents of allotment of plot.

- (i) Sale Deed which is registered in the office or sub-registrar Haveli No. 2 had serial No. 901 of 1939 on 14/09/1939
- (ii) Sale Deed dated 19/03/1964 which is registered in the Office of Sub-registrar Haveli No. 2 at serial No. 694/64
- (iii) Correction Deed dated 04/03/1966 registered in the Office of Sub-registrar Haveli No.2 at serial No. 438/1966
- (iv) Sale Deeds dated 11/07/1974, 27/02/1970, 19/09/1986 and 13/04/1987
- (v) Government of Maharashtra, vide its Official Gazette dated 18/10/1990 declared area admeasuring 2702 sq.mt from survey no. 156/1A/1/1 as notified Slum u/s. 4 (1) of The Slum Act, 1971
- (vi) Deed of Partition, dated 11/03/1988, Registered before Office of Sub-registrar Haveli No. 2, bearing Registration no.7025 of 1988
- (vii) 'Will' dated 04/11/1994, executed by Jethamal Khivansara
- (viii) Confirmation Deed dated 22/01/2008 and 19/09/2008, registered in the office of Sub registrar Haveli No.19 at Sr/No.4866/2008 and 538/2008 and Power of Attorney dated 15/07/2008 and 21/07/2008
- (ix) Sale Deed 31/07/2009 which is registered in the Office of Sub-registrar Haveli No.11 at serial no. 6658/2009
- (x) Sale Deed 10/10/2013 which is registered in the Office of Sub-registrar Haveli No.09 at serial no. 9721/2013
- (xi) Sale Deed 05/05/2013 which is registered in the Office of Sub-registrar Haveli No. 10 at serial no. 5306/2013



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- (xii) Sale Deed 03/03/2014 which is registered in the Office of Sub-registrar Haveli No. 19 at serial no. 2018/2014
- (xiii) requisite consent of The Slum Rehabilitation Authority, Pune-Pimpri-Chinchwad Area, Pune on 02/05/2013
- (xiv) SRA vide its order dated 14/08/2014 notified Slum Rehabilitation Area
- (xv) Chief Executive Officer, SRA granted commencement certificate dated 29/07/2016 barring No. 168/1267/2016, commencement certificate No.168/193/2017 and revised commencement certificate bearing no. 168/898/2017 dated 06/06/2017
- (xvi) Contract Agreement dated 04/11/2016 executed by and between M/s. Life Properties and Meta Arch Pvt. Ltd.
- (xvii) Mortgage Deed with Indian Bank, Deccan Gymkhana Branch, Pune dated 02/02/2017, which was registered before office of sub-registrar haveli No. 15 bearing registration no. 757/2017
- (xviii) Mortgage Deed with Indian Bank, Deccan Gymkhana Branch, Pune dated 16/08/2017 registered before office of sub-registrar, haveli No. 21 bearing registration no. 10813/2017
- (xix) Commencement Certificate dated 06/06/2017, bearing No. Zo.Pu.Pra./Ta/1/Pra.Kra.168/ 898/2017
- (xx) Slum Rehabilitation Authority vide approval dated 08/07/2019 bearing no. Zo.pu.pra./ta.1/muster no. 103/4390/2019 approved the sub-division of the Larger Land
- (xxi) Commencement Certificate on 11/09/2019 bearing SRA/4612/2019 in respect of Plot A
- (xxii) Development Agreement dated 05/03/2021, registered in the office of Sub Registrar Haveli No.23 at Sr.No.5268/2021



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- (xxiii) Power of Attorney executed by M/s. Life Properties, dated 05/03/2021 in favor of partner of M/s. SKYCRAFT BUILDCOM LLP, registered in the office of Sub Registrar Haveli No.23 at Sr.No.5269/2021
- (xxiv) Search and Title Report issued by Mr. Ajay Gadegaonkar dated 28/07/2017 and supplementary Search and Title Report dated 02/06/2020
- (xxv) Cancellation Deed dated 03/11/2020 executed by and between M/s. Life Properties and Meta Arch Pvt. Ltd

3) 7 /12 extract or property card issued by Talathi Office, Aundh, Pune/ City survey Office Pune and mutation entry no. 580, 685, 1339, 1918, 2026, 2779, 2990, 2834, 4107, 4161, 4397, 4396, 4422, 4437

4) Search report for 30 years from 1990 till 2021

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. (If any encumbrances please mention in separate sheet)

Owners of the land

1. CTS/C.S. No. : Plot No-A, admeasuring 3342.57 Sq. mtrs. along with Open Space 334.53 sq.mtrs. out of total area 6367 Sq.mtrs. bearing Survey No. 156/1A/1/1/A, corresponding CTS No.1105 totally admeasuring 2 Acers 12.01 Gunthas situated at Village Aundh, Taluka Pune City, District Pune



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2. Qualifying comments/remarks if any M/s. Life Properties through one of the partner Mr.Vishal Chandrkant Kele is present owner of the said Plot and has marketable title over the said Plot, the said Plot is free from any other encumbrances and further M/s. SKYCRAFT BUILDCOM LLP, a LLP Firm, is entitled to develop the said Plot as per terms and conditions mentioned in the Development Agreement dated 05/03/2021.

g/- The report reflecting the flow of the title of the M/s. Life Properties through one of the partner Mr.Vishal Chandrkant Kele and Developer M/s. SKYCRAFT BUILDCOM LLP, a LLP Firm on the said land is enclosed herewith as annexure. Annexure-I

Encl: Annexure.



Advocate.
(Stamp)

Date: