



Ref. No. : Hadapsar DRL

Date : 27<sup>th</sup> January, 2023

To,  
MahaRERA,  
BandraKurla Complex, Mumbai

LEGAL TITLE REPORT

**Sub:-** Title clearance certificate with respect to plot bearing Survey No. 112/1A/Plot No.1, 34,273.82 sq. mtrs., Survey No. 112/1A/3/4/5/5A/10/11/11A/12/15/16 (part)/Plot-2/DP Road, 2,585.97 sq. mtrs., Survey No. 112/1A/Plot No. 3/A. Space, 11,424.60 sq. mtrs., aggregating to 48,284.39 sq. mtrs., situate at Village Hadapsar, Taluka Haveli, District Pune, (hereinafter referred as the "said plot").

I have investigated the title of said plot on the request of Dosti Realty Limited, a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at Lawrence & Mayo House, 1<sup>st</sup>Floor, 276, Dr. D. N. Road, Fort, Mumbai 400001, and following documents, i.e. :-

**1) Description of the property:-**

All that piece and parcel of plot bearing Survey No. 112/1A/Plot No.1, 34,273.82 sq. mtrs., Survey No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road, 2,585.97 sq. mtrs., Survey No. 112/1A/Plot No. 3/A. Space, 11,424.60 sq. mtrs., aggregating to 48,284.39 sq. mtrs., situate at Village Hadapsar, Taluka Haveli, District Pune, and within the limits of the Pune Municipal Corporation and within the Sub-Registration District of Haveli.

**2) The documents of allotment of said Plot:-**

- (i) Sale Deed dated 16.01.1959, registered at Sr. No. 70/1959 on 16.01.1959 with the office of Sub-Registrar of Assurance, Haveli-2, Pune.
- (ii) Development Agreement, dated 2<sup>nd</sup> June 2015, registered at Sr. No. 5556/2015 on 2<sup>nd</sup> June 2015, read with;
- (iii) Power of Attorney dated 2<sup>nd</sup> June 2015, registered at Sr. No. 5557/2015 on 2<sup>nd</sup> June 2015 with the Sub-Registrar of Assurances, Haveli No. 8, Pune, read with;
- (iv) Supplemental Agreement, dated 28<sup>th</sup> December 2022, registered at Sr. No. 349/2023 on 5<sup>th</sup>January 2023, read with;
- (v) Supplemental Power of Attorney 28<sup>th</sup> December 2022, registered at Sr. No. 350/2023 on 5<sup>th</sup>January 2023 with the Sub-Registrar of Assurances, Haveli No. 11, Pune.

3) The 7/12 extract in respect of said plot has been issued by the concerned Talathi.

4) Search Report in respect of said plot for 30 years in the office of the concerned Sub-Registrar of Assurances shows no adverse transactions so as to affect the title of said plot.



2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of Owners viz; The Indian Hume Pipe Company Ltd. is clear, marketable and without any encumbrances and by virtue of aforesaid documents, the Owner has granted development rights to the Promoter/Developer viz; Dosti Realty Limited on Revenue/Area Sharing Basis, and the Developer/Promoter are now entitled to develop the said plot as per the sanctioned plan.

**Owner of the land:-**

| Sr. No. | CTS/CS Numbers   | Area (Sq. Mtrs.) | Owner of the Land                 | Developer of the Land |
|---------|--|------------------|-----------------------------------|-----------------------|
| 1.      | Survey No. 112/1A/Plot No.1,   | 34,273.82        |                                   |                       |
| 2.      | Survey No. 112/1A, 3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road. | 2,585.97         | The Indian Hume Pipe Company Ltd. | Dosti Realty Limited  |
| 3.      | Survey No. 112/1A/Plot No. 3/A. Space                                | 11,424.60        |                                   |                       |

**Qualifying comments/remarks if any :**

The larger land as described in aforesaid Development Agreement dated 2<sup>nd</sup> June 2015, comprising Old Survey Nos. 112/A, 113, 114, 117, 118, 119, 122A, 123, 296A, 297A & 318 and bearing Old Plot bearing Nos. 3, 4, 5, 5A, 10, 11, 11A, 12, 15, & 16 in the Town Planning Scheme No. 1 of Hadapsar Industrial Estate, situated at Hadapsar, Pune, has been further sub-divided as per the demarcation in 3 (three) Plots viz. Survey No. 112/1A/Plot No.1, 34,273.82 sq. mtrs., Survey No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road, 2,585.97 sq. mtrs., Survey No. 112/1A/Plot No. 3/A. Space, 11,424.60 sq. mtrs., aggregating to 48,284.39 sq. mtrs., (Plot No. 2 is affected by the reservation for D. P. Road and Plot No. 3 is reserved for Amenity Space and are to be handed over to Pune Municipal Corporation).

3/- The report reflecting the flow of the title of the Owner (promoter/co-promoter), The Indian Hume Pipe Company Ltd. to the said plot and entitlement of the Developer, Dosti Realty Limited, the Developer/Promoter to develop the same, is enclosed herewith as Annexure A.

Encl : Annexure as above

Date : 27<sup>th</sup> January, 2023

  
(KIRAN BADGUJAR)  
Advocate



**ANNEXURE "A"**

**FLOW OF THE TITLE OF THE SAID PLOT :**

Re.: All that piece and parcel of plot bearing Survey No. 112/1A/Plot No.1, 34,273.82 sq. mtrs., Survey No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road, 2,585.97 sq. mtrs., Survey No. 112/1A/Plot No. 3/A. Space, 11,424.60 sq. mtrs., aggregating to 48,284.39 sq. mtrs., situate at Village Hadapsar, Taluka Haveli, District Pune, and within the limits of the Pune Municipal Corporation and within the Sub-Registration District of Haveli.

| Sr. No. | CTS/CS Numbers  | Area (Sq. Mtrs.) | Owner of the Land                 | Developer of the Land |
|---------|---|------------------|-----------------------------------|-----------------------|
| 1       | Survey No. 112/1A/Plot No.1,  | 34,273.82        |                                   |                       |
| 2       | Survey No. 112/1A,3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road. | 2,585.97         | The Indian Hume Pipe Company Ltd. | Dosti Realty Limited  |
| 3       | Survey No. 112/1A/Plot No. 3/A. Space                               | 11,424.60        |                                   |                       |

(hereinafter referred to as the "SAID PLOT").

1. The Indian Hume Pipe Company Ltd. is the owner of said plot and have acquired the same for valuable consideration from Pune Municipal Corporation vide Sale Deed dated 16.01.1959, registered at Sr. No. 70/1959 on 16.01.1959 with the office of Sub-Registrar of Assurance, Haveli-2, Pune.
2. By and under Development Agreement, dated 2<sup>nd</sup> June 2015, registered at Sr. No. 5556/2015 on 2<sup>nd</sup> June 2015, read with Power of Attorney dated 2<sup>nd</sup> June 2015, registered at Sr. No. 5557/2015 on 2<sup>nd</sup> June 2015 with the Sub-Registrar of Assurances, Haveli No. 8, Pune, read with Supplemental Agreement, dated 28<sup>th</sup> December 2022, registered at Sr. No. 349/2023 on 5<sup>th</sup> January 2023, read with Supplemental Power of Attorney 28<sup>th</sup> December 2022, registered at Sr. No. 350/2023 on 5<sup>th</sup> January 2023 with the Sub-Registrar of Assurances, Haveli No. 11, Pune, said The Indian Hume Pipe Company Ltd., the Owner, granted for valuable consideration, the sole development rights including utilizing the FSI/TDR for construction, development related activities, sale of developed properties etc. in respect of said Plot in favour of Dosti Realty Ltd., the Developer/Promoter and delivered the possession thereof to said Dosti Realty Ltd.
3. The larger land as described in aforesaid Development Agreement dated 2<sup>nd</sup> June 2015, comprising Old Survey Nos. 112/A, 113, 114, 117, 118, 119, 122A, 123,



296A, 297A & 318 and bearing Old Plot bearing Nos. 3, 4, 5, 5A, 10, 11, 11A, 12, 15, & 16 in the Town Planning Scheme No. 1 of Hadapsar Industrial Estate, situated at Hadapsar, Pune, has been further sub-divided as per demarcation in 3 (three) Plots viz. Survey No. 112/1A/Plot No.1, 34,273.82 sq. mtrs., Survey No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(part)/Plot-2/DP Road, 2,585.97 sq. mtrs., Survey No. 112/1A/Plot No. 3/A. Space, 11,424.60 sq. mtrs., aggregating to 48,284.39 sq. mtrs., (Plot No. 2 is affected by the reservation for D. P. Road and Plot No. 3 is reserved for Amenity Space and are to be handed over to Pune Municipal Corporation).

4. In view of above, in my opinion, the title of the Owners to the said Plot is clear, marketable and free from all encumbrances and reasonable doubts and by virtue of aforesaid documents, the Developer/Promoter has full rights and absolute authority to develop the said Plot as per the plans sanctioned/to be sanctioned and as may be amended time to time and to sell, assign, transfer, and/or deal with the said land and/or all the residential and commercial premises constructed or to be constructed thereon on what is commonly known as "ownership basis".

Date : 27<sup>th</sup> January, 2023



  
(KIRAN BADGUJAR)  
ADVOCATE