

MADANLAL PREMSUKH CHHAJED

ADVOCATE

3, Raka Palace, Station Road, Opp Baramati Co.Op. Bank Ltd, Chinchwadgaon, Pune 33

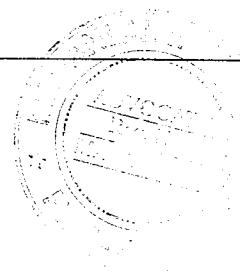
Mob. No. 98230 27765

Sanad No. MAH/106/1989

E-mail:- advchhajed@gmail.com

To,

Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.



LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot No.5 admeasuring 6629.30 Square Meters and open space admeasuring 1808.9 Square Meters totally admeasuring 6900.2 Square Meters and Plot No.1 admeasuring 1226.32 Square Meters out of S. No. 51/1/1 & 52/1 having corresponding CTS No. 1033 Part, 1087 & 1088 lying and being situated at Village Pimple Gurav, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation within the jurisdiction of Sub-Registrar Haveli. (Herein after referred as the said plot").

I have investigated the title of the said plot on the request of M/s Garve Patil Construction Company vide MTR Challan-6 No. MH011823238202223E & MH011823031202223E and following documents i.e.:-

- 1) Description of the property. As per Annexure A
- 2) The documents of allotment of plot. As per Annexure B
- 3) 7/12 extract issued by Govt. of Maharashtra dated 7/12/2022.
- 4) Search report for 30 years from 1992 till date i.e. 7/12/2022.

2/- 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 is clear, marketable and without any encumbrances.

Owners of the Land

Sr. No	Survey No	Name of Owners	Area
1.	51/1/1 & 52/2	Mr. Dnyanoba Dhondiba Gangarde	Plot No 1. 1226.32 Square.Meters
2.	51/1/1 & 52/2	Mr. Sagar Dnyanoba Gangarde	
3.	51/1/1 & 52/2	Mr. Nilesh Dnyanoba Gangarde	
4.	51/1/1 & 52/2	Smt. Alkabai Vasant Gangarde	
5.	51/1/1 & 52/2	Mr. Bapu Vasant Gangarde	
6.	51/1/1 & 52/2	Mr. Dattatray Vasant Gangarde	
7.	51/1/1 & 52/2	Mr. Sudhakar Kisan Gangarde	
8.	51/1/1 & 52/2	Mr. Madhukar Kisan Gangarde	
9.	51/1/1 & 52/2	Smt. Anita Uttam Gangarde	
10.	51/1/1 & 52/2	Mr. Mayur Uttam Gangarde	
11.	51/1/1 & 52/2	Mrs. Sarika Dhanaji Jadhav	

3/- The report reflecting the flow of the title of the (Owner's) on the said land is enclosed herewith as Annexure C.

Date: 07/12/2022

Encl: Annexure A, B C & D



Madanlal Premsukh Chhajed
Advocate

MADANLAL PREMSUKH CHHAJED

ADVOCATE

3, Raka Palace, Station Road, Opp Baramati Co.Op. Bank Ltd, Chinchwadgaon, Pune 33

Mob. No. 98230 27765

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ANNEXURE A

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing Plot No.5 admeasuring 6629.30 Square Meters and open space admeasuring 1808.9 Square Meters totally admeasuring 6900.2 Square Meters and Plot No.1 admeasuring 1226.32 Square Meters out of S. No. 51/1/1 & 52/2 having corresponding CTS No. 1033 Part, 1087 & 1088 lying and being situated at Village Pimple Gurav, Taluka - Haveli, District – Pune, which is within the local limits of Sub Registrar at Haveli, and within the limits of Pimpri Chinchwad Municipal Corporation and commonly bounded as under :

On or towards East : By property bearing S.No 51/1/1

On or towards West : By property bearing S.No 53/1

On or towards South : PCMC Auditorium

On or towards North : By 18 Meters Road

Along with all the elementary and other incidental rights there to and rights to use common access roads.



A handwritten signature in black ink, appearing to read "MADANLAL CHHAJED".

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ANNEXURE B

2) DOCUMENTS PERTAINING TO THE LAND UNDER PRESENT TITLE REPORT:

Sr.No	Despriction of the Document	Registration Number	Date of Execution / Registration
1.	Release Deed	Sr.No. 223/1994 Sub-Registrar Haveli No.5	15/01/1994
2.	Release Deed	Sr.No. 8911/2011 Sub-Registrar Haveli No.18	13/09/2011
3.	Release Deed	Sr.No. 8923/2011 Sub-Registrar Haveli No.18	13/09/2011
4.	Power of Attorney	Sr.No. 8912/2011 Sub-Registrar Haveli No.18	13/09/2011
5.	Power of Attorney	Sr.No. 8913/2011 Sub-Registrar Haveli No.18	13/09/2011
6.	Power of Attorney	Sr.No. 8922/2011 Sub-Registrar Haveli No.18	13/09/2011
7.	N.A Order	Certificate No. PMH/NA/SR/151/2013	11/07/2014
8.	PCMC Building Permission	Certificate No. BP/ PIMPLE GURAV/2/2013	16/01/2013
9.	Mortgage Deed	Sr.No. 5351/2015 Sub-Registrar Haveli No. 14	06/08/2015



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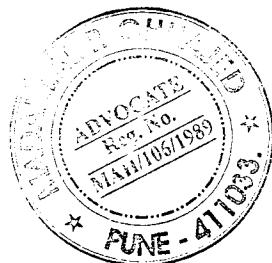
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10.	Mortgage Deed	Sr.No. 2529/2013 Sub-Registrar Haveli No. 14	30/03/2013
11.	Mortgage Deed	Sr.No. 5280/2014 Sub-Registrar Haveli No. 14	07/08/2014
12.	Mortgage Deed	Sr.No. 1875/2017 Sub-Registrar Haveli No. 14	28/03/2017
13.	Release Deed	Sr.No. 4336/2015 Sub-Registrar Haveli No. 17	09/07/2015
12.	Release Deed	Sr.No. 4335/2015 Sub-Registrar Haveli No. 17	09/07/2015
13.	Release Deed	Sr.No. 2249/2017 Sub-Registrar Haveli No. 17	10/04/2017
14.	Release Deed	Sr.No. 4475/2021 Sub-Registrar Haveli No. 14	10/03/2021
15.	Development Agreement	Sr.No. 6598/2021 Sub-Registrar Haveli No. 25	14/05/2021
16.	Power of Attorney	Sr.No. 6599/2021 Sub-Registrar Haveli No. 25	14/05/2021
17.	Demarcation Certificate	Certificate No. मो.र.क्र. ५७२३/२०२१	23/07/2021
18.	PCMC Building Permission	Certificate No. BP/ PIMPLE GURAV/75/2021	09/12/2021



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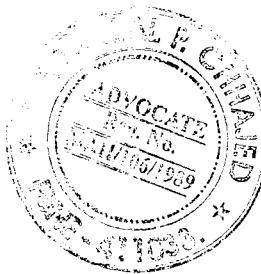
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19.	Demarcation Certificate	Certificate No. સો.ર.ક્ર. ૫૮૭૧/૨૦૨૧	29/12/2021
20.	Development Agreement	Sr.No. 1925/2022 Sub-Registrar Haveli No. 17	09/02/2022
21.	Power of Attorney	Sr.No. 6599/2021 Sub-Registrar Haveli No. 17	09/02/2022
22.	PCMC Building Permission	Certificate No. BP/ PIMPLE GURAV/3/2022	14/02/2022
23.	PCMC Building Permission	Certificate No. BP/ PIMPLE GURAV/8/2022	02/03/2022
24.	PCMC Building Permission	Certificate No. BP/ PIMPLE GURAV/15/2022	30/03/2022
25.	Part Completion Certificate	Part Completion Certificate No. 496/2022	22/07/2022

Date : 07/12/2022

Place : Chinchwad, Pune.



A handwritten signature in black ink that reads "Madanlal P. Chhajed".

(Madanlal P. Chhajed)

Advocate

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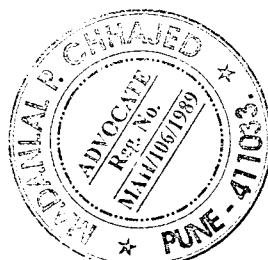
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ANNEXURE C

FLOW OF THE TITLE OF THE LAND

1. The said property was ancestral property of Mr. Dhondiba Shripati Gangarde who owned and possessed the said property. That Mr. Dhondiba Shripati Gangarde died intestate on 17/09/1993 at Pune and therefore the names of 1) Mr. Kisan Dhondiba Gangarde (son), 2) Mr. Vasant Dhondiba Gangarde (son), 3) Mr. Dyanoba @ Dnyaneshwar Dhondiba Gangarde (son), 4) Mrs. Shantabai Uttam Khandve (married daughter), were recorded as the legal heirs of the deceased Late Mr. Dhondiba Shripati Gangarde vide Mutation Entry No.5200 upon the said property.
2. That Mutation Entry no. 5405 states that, Mrs. Shantabai Uttam Khandve executed Release Deed (हक्कसोड पत्र) which was duly registered in the office of Sub-Registrar Haveli No.5 at Sr. No. 223/1994 on dated 15/01/1994 & accordingly her name was deleted from the record of rights of revenue authority.
3. That Mr. Vasant Dhondiba Gangarde died intestate on 03/04/2001 at Pune and therefore the names of 1) Smt. Alkabai Vasant Gangarde (widow), 2) Mr. Bapu Vasant Gangarde (son), 3) Mr. Dattatray Vasant Gangarde (son), 4) Mrs. Sapna Rajesh Shedge (married daughter), were recorded as the legal heirs of the deceased Late Mr. Vasant Dhondiba Gangarde vide Mutation Entry No.11309 upon the said property. That Mutation Entry no. 17438 states that, Mrs. Sapna Rajesh Shedge executed Release Deed (हक्कसोड पत्र) which was duly registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 8911/2011 on dated 13/09/2011 & accordingly her name was deleted from the record of rights of revenue authority.



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4. That Mr. Kisan Dhondiba Gangarde died intestate on 14/01/2009 at Pune and therefore the names of 1) Smt. Kalabai Kisan Gangarde (widow), 2) Mr. Sudhakar Kisan Gangarde (son), 3) Mr. Madhukar Kisan Gangarde (son), 4) Mr. Uttam Kisan Gangarde (son), & 5) Mrs. Kunda Sham Kedari (married daughter), were recorded as the legal heirs of the deceased Late Mr. Kisan Dhondiba Gangarde vide Mutation Entry No.16458 upon the said property.
5. That Mutation Entry no. 17439 states that, Mrs. Kunda Sham Kedari executed Release Deed (हक्कसोड पत्र) which was duly registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 8923/2011 on dated 13/09/2011 & accordingly her name was deleted from the record of rights of revenue authority.
6. Thereafter, Mr. Dyanoba @ Dnyaneshwar Dhondiba Gangarde, Smt. Alkabai Vasant Gangarde, Mr. Bapu Vasant Gangarde, Mr. Dattatray Vasant Gangarde, Smt. Kalabai Kisan Gangarde, Mr. Sudhakar Kisan Gangarde, Mr. Madhukar Kisan Gangarde, and Mr. Uttam Kisan Gangarde became absolute owner of the said property.
7. That, Mr. Dyanoba @ Dnyaneshwar Dhondiba Gangarde, and his two sons namely Mr. Nilesh Dyanoba @ Dnyaneshwar Gangarde and Mr. Sagar Dyanoba @ Dnyaneshwar Gangarde executed a Registered Power of Attorney in favor of Mr. Nilesh Dyanoba @ Dnyaneshwar Gangarde which was duly registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 8912/2011 on dated 13/09/2011.
8. That, Smt. Alkabai Vasant Gangarde, Mr. Bapu Vasant Gangarde, Mr. Dattatray Vasant Gangarde and Mrs. Sapna Rajesh Shedge executed a Registered Power of Attorney in favor of Mr. Dattatray Vasant Gangarde which was duly registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 8913/2011 on dated 13/09/2011



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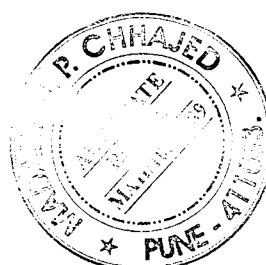
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9. That, Smt. Kalabai Kisan Gangarde, Mr. Sudhakar Kisan Gangarde, Mr. Madhukar Kisan Gangarde, and Mr. Uttam Kisan Gangarde and Mrs. Kunda Sham Kedari executed a Registered Power of Attorney in favor of Mr. Dattatray Vasant Gangarde which was duly registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 8922/2011 on dated 13/09/2011.
10. Thereafter Mr. Mr. Uttam Kisan Gangarde died intestate on 31/12/2018 at Pune and therefore the names of 1) Smt. Anita Uttam Gangarde (widow), 2) Mr. Mayur Uttam Gangarde (son), & 3) Mrs. Sarika Dhanaji Jadhav (married daughter), were recorded as the legal heirs of the deceased Late Mr. Uttam Dhondiba Gangarde vide Mutation Entry No. 20357 upon the said property.
11. As on today, 1) Mr. Dyanoba @ Dnyaneshwar Dhondiba Gangarde, 2) Mr. Nilesh Dyanoba @ Dnyaneshwar Gangarde, 3) Mr. Sagar Dyanoba @ Dnyaneshwar Gangarde, 4) Smt. Alkabai Vasant Gangarde, 5) Mr. Bapu Vasant Gangarde, 6) Mr. Dattatray Vasant Gangarde, 7) Smt. Kalabai Kisan Gangarde (Deceased through her legal heirs), 8) Mr. Sudhakar Kisan Gangarde, 9) Mr. Madhukar Kisan Gangarde, and 10) Mr. Uttam Kisan Gangarde (Deceased through his legal heirs) 10a) Smt. Anita Uttam Gangarde (widow), 10b) Mr. Mayur Uttam Gangarde (son), & 10c) Mrs. Sarika Dhanaji Jadhav (married daughter) became absolute owner of the said property.
12. Thereafter, Mr. Madhukar Kisan Gangarde, Mr. Dattatray Vasant Gangarde and Mr. Nilesh Dyanoba @ Dnyaneshwar Gangarde entered in the partnership firm known as Shree Gangarde Associates for the development of above mentioned properties.
13. On the basis of ownership rights the present owners applied for the sanction of plans of construction from the Pimpri Chinchwad Municipal Corporation and Commencement Certificate No. BP/ PIMPLE GURAV/2/13 dated 16/01/2013.



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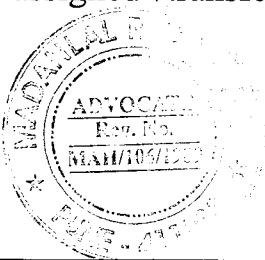
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14. That the present owners have also obtained N.A order bearing No. PMH/NA/SR/151/2013, dated 11/07/2014 in respect of the said property, issued by the Collectorate Pune.

15. Thereafter the present owners obtained project loan from various financial institutions like Religare Finvest Ltd vide Mortgage Deed No. 5351/2015 dated 06/08/2015 in registered the office of Haveli No. 14, Dharmaveer Sambhaji Urban Co-Op. Bank Ltd, vide Mortgage Deed No. 2529/2013 dated 30/03/2013 registered in the office of Haveli No. 14 and vide Mortgage Deed No. 5280/2014 dated 07/08/2014 registered in the office of Haveli No. 14 and Anand Rathi Global Finance Ltd vide Mortgage Deed No. 1875/2017 dated 28/03/2017 registered in the office of Haveli No. 14.

16. That Dharmaveer Sambhaji Urban Co-Op. Bank Ltd vide Release Deed No. 4336/2015 dated 09/07/2015 registered in the office of Haveli No. 17 and Release Deed No. 4335/2015 dated 09/07/2015 registered in the office of Haveli No. 17, Religare Finvest Ltd vide Release Deed No. 2249/2017 dated 10/04/2017 registered in the office of Haveli No. 17 and Anand Rathi Global Finance Ltd vide Release Deed No. 4475/2021 dated 10/03/2021 registered in the office of Haveli No. 14 have executed their respective Release Deeds and as on today there is no loan or encumbrances of any financial institution upon the said property.

17. Thereafter 1) Mr. Dyanoba @ Dnyaneshwar Dhondiba Gangarde, 2) Mr. Nilesh Dyanoba @ Dnyaneshwar Gangarde, 3) Mr. Sagar Dyanoba @ Dnyaneshwar Gangarde, 4) Smt. Alkabai Vasant Gangarde, 5) Mr. Bapu Vasant Gangarde, 6) Mr. Dattatray Vasant Gangarde, 7) Smt. Kalabai Kisan Gangarde (Deceased through her legal heirs), 8) Mr. Sudhakar Kisan Gangarde, 9) Mr. Madhukar Kisan Gangarde, and 10) Mr. Uttam Kisan Gangarde (Deceased through his legal heirs) 10a) Smt. Anita Uttam Gangarde (widow), 10b) Mr. Mayur Uttam Gangarde (son), & 10c) Mrs. Sarika Dhanaji Jadhav (married daughter) assigned /transferred/entrusted the development



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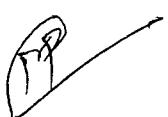
rights, title, interest, share and claim in respect of the property mentioned in Schedule above in favour of M/s. Garve Patil Construction Company vide Development Agreement dated 14/05/2021 which is duly registered in the office of Sub-Registrar Haveli No. 25 Pune under Sr. No. 6598/2021 and the and further the said owners have also authorized the developer to develop the said property vide Irrevocable Power of Attorney executed on dated 14/05/2021 which is also duly registered in the off of Sub-Registrar Haveli No. 25 Pune under Sr. No. 6599/2021.

18. Thereafter the Developer/Promoter viz. M/s. Garve Patil Construction Company and the respective owners of the said property have also applied for demarcation of the said property vide Certificate No. मो.र.क्र. ५७२३/२०२१ dated 20/07/2021, Certificate No. मो.र.क्र. ५८७१/२०२१ dated 29/12/2021.

19. On the basis of Development Agreement and Power of Attorney dated 09/02/2022 the present Developer is M/s. Garve Patil Construction Company. Accordingly, M/s. Garve Patil Construction Company has acquired the rights to develop the said property by constructing multi-storied buildings thereon and to sell the units therein to any prospective Purchasers.

20. On the basis of Development Agreement and Power of Attorney dated 09/02/2022 the present Developer i.e. M/s. Garve Patil Construction Company have further obtained revised Commencement Certificate No. BP/ PIMPLE GURAV/75/2021 dated 09/12/2021.

21. Thereafter 1) Mr. Dyanoba @ DnyneShwar Dhondiba Gangarde, 2) Mr. Nilesh Dyanoba @ DnyneShwar Gangarde, 3) Mr. Sagar Dyanoba @ DnyneShwar Gangarde, 4) Smt. Alkabai Vasant Gangarde, 5) Mr. Bapu Vasant Gangarde, 6) Mr. Dattatray Vasant Gangarde, 7) Smt. Kalabai Kisan Gangarde (Deceased through her legal heirs), 8) Mr. Sudhakar Kisan Gangarde, 9) Mr. Madhukar Kisan Gangarde, and 10) Mr. Uttam Kisan Gangarde (Deceased through his legal heirs) 10a) Smt. Anita Uttam Gangarde (widow), 10b) Mr. Mayur Uttam Gangarde (son), & 10c) Mrs. Sarika Dhanaji



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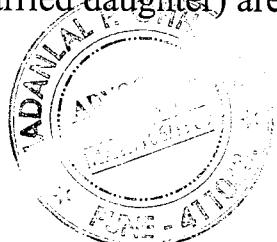
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Jadhav (married daughter) assigned /transferred/entrusted the development rights, title, interest, share and claim in respect of the property mentioned in Schedule above in favour of M/s. Garve Patil Construction Company vide Development Agreement dated 09/02/2022 which is duly registered in the office of Sub-Registrar Haveli No. 17 Pune under Sr. No. 1925/2022 and the and further the said owners have also authorized the developer to develop the said property vide Irrevocable Power of Attorney executed on dated 09/02/2022 which is also duly registered in the off of Sub-Registrar Haveli No. 17 Pune under Sr. No. 1926/2022.

22. Thereafter the present Developer i.e. M/s. Garve Patil Construction Company have further obtained revised Commencement Certificate No. BP/PIMPLE GURAV/3/2022 dated 14/02/2022. That they have further obtained revised Commencement Certificate No. Certificate No. BP/PIMPLE GURAV/8/2022 dated 02/03/2022. That the Developer further amalgamated the properties i.e. Plot No. 5 and Plot No. 1 vide revised Commencement Certificate No. BP/ PIMPLE GURAV/15/2022 dated 30/03/2022. Thereafter the landowners have also obtained Part Completion Certificate No. 496/2022 dated 22/07/2022.

23. Therefore on the basis of documents, papers, search report submitted to me by the applicant and going through the mutations made available to me I am of the opinion the said property is free from all the encumbrances and/or charges of whatsoever nature and the present owners viz. 1) Mr. Dyanoba @ Dnynehwar Dhondiba Gangarde, 2) Mr. Nilesh Dyanoba @ Dnynehwar Gangarde, 3) Mr. Sagar Dyanoba @ Dnynehwar Gangarde, 4) Smt. Alkabai Vasant Gangarde, 5) Mr. Bapu Vasant Gangarde, 6) Mr. Dattatray Vasant Gangarde, 7) Smt. Kalabai Kisan Gangarde (Deceased through her legal heirs), 8) Mr. Sudhakar Kisan Gangarde, 9) Mr. Madhukar Kisan Gangarde, and 10) Mr. Uttam Kisan Gangarde (Deceased through his legal heirs) 10a) Smt. Anita Uttam Gangarde (widow), 10b) Mr. Mayur Uttam Gangarde (son), & 10c) Mrs. Sarika Dhanaji Jadhav (married daughter) are having good clear and marketable title to the same.



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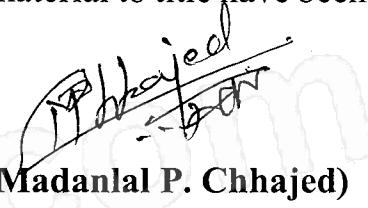
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24. The rights of the land owners are full ownership rights and the said M/s. Garve Patil Construction Company have acquired the development rights of the said property. There is no bar for creation of mortgage of the said property. I have perused the said Development Agreements executed between the original landowners in favour of the Developer. The said Development Agreements are in order and there is nothing prejudicial against the transferee or the Bank. The contents of the Development Agreements are explicit and all the basic requirements of a valid contract. The Developer has affixed the appropriate stamp as per the Bombay Stamp Act. I am satisfied and confirm that the property is heritable and transferable and the Transferor has right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved.

Date : 07/12/2022

Place : Chinchwad, Pune


(Madanlal P. Chhajed)

Advocate



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ANNEXURE "D"

Details of Encumbrances

That with reference to residential real estate project "SAMRAJYA" located at Survey No. 51/1/1 & 52/2 having corresponding CTS No. 1033 Part, 1087 & 1088 lying and being situated at Village Pimple Gurav, Taluka - Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar, Haveli, Pune, I am of the opinion that the said land along with the project is free from all legal encumbrances, charges and mortgage except mortgages that shall be created by prospective buyers upon their prospective units in the said project. That there are no litigations pending in respect of the said property in any court of law.

Date : 07/12/2022

Place : Chinchwad, Pune.



Madanlal P. Chhajed
(Madanlal P. Chhajed)

Advocate