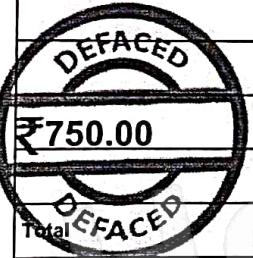




CHALLAN
MTR Form Number-6



GRN MH00180972202223E	BARCODE			Date 12/05/2022-15:40:45	Form ID				
Department Inspector General Of Registration			Payer Details						
Search Fee			TAX ID / TAN (If Any)						
Type of Payment Other Items			PAN No.(If Applicable)						
Office Name HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	Adv Chandrakant Nanekar					
Location PUNE									
Year 2022-2023 One Time			Flat/Block No.	Baner					
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		750.00	Road/Street	Baner					
			Area/Locality	Pune					
			Town/City/District						
			PIN	4	1	1	0	4	5
			Remarks (If Any)						
			S.No.17 Rahatani Pune 30Years 1992 To 2022						
 ₹750.00			Amount In	Seven Hundred Fifty Rupees Only					
Total		750.00	Words						
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	00040572022051270370	IK0BRHSEFO			
Cheque/DD No.			Bank Date	RBI Date	12/05/2022-03:41:43	Not Verified with RBI			
Name of Bank			Bank-Branch	STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date	133 , 13/05/2022					

Department ID : Mobile No. : 9823011123
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पर्मट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावताठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0000973273202223	12/05/2022-20:27:54	IGR022	750.00
Total Defacement Amount					750.00



CHALLAN
MTR Form Number-6



Department ID : **NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document** Mobile No. : 9762
अस्त्र चलन "दावप ऑफ पेमेंट" मध्ये नग्नुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	iS-HVL15-	0003030311202324	28/07/2023-13:24:52	IGR022	25.00
Total Defacement Amount					25.00



Circular No. 28/2021

To,

Maha RERA

“LEGAL TITLE REPORT/FORMAT A”

Subject : Title Clearance Certificate with respect to the land bearing Survey No. 17/1/3, totally admeasuring 00 Hectare, 05 Ares, assessed at Rs. 00.25, situate at revenue village Rahatni, Taluka Haveli, District Pune (hereinafter referred as the ‘said land’).

1) I have investigated the title of the said land on the request of Mr. Roshan Kishanchand Ramnani, Partner of M/s. Legacy Life Spaces LLP by referring the following documents i.e.:-

a) **DESCRIPTION OF THE LAND:**

All that piece and parcel of the land property bearing Survey No. 17/1/3, totally admeasuring 00 Hectare, 05 Ares, assessed at Rs. 00.25, situate at revenue village Rahatni, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land property is bounded as follows:-

On or towards the East : By lands bearing Survey Nos. 17/1 and 17/1/4 of M/s. White Properties and the land bearing Survey No. 17/1 part,



On or towards the South : By land sold by Mr. Tambe to Mr. Jamtani,
 On or towards the West : By 7.5 meter wide Road and land of
 PCNTDA,
 On or towards the North : By Survey No. 16/2,

b) The documents of allotment of plot/land:-

1. Copies of 7/12 extracts and Mutation Entries thereon.
2. Copy of Deed of Sale dated 02/02/2018, which is registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 1336/2018.
3. Copy of Deed of Correction dated 22/03/2018, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 2084/2018.
4. Copy of Deed of Sale dated 11/04/2023, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7212/2023.
5. Copy of Power of Attorney dated 11/04/2023, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 7213/2023.
6. Copy of Paper Notice published by Adv. Satish Dhage in daily Prabhat Newspaper on 22/03/2023 and No Objection Certificate dated 10/04/2023 issued by him.

c) The 7/12 extract issued by Talathi/obtained from Online Portal on 30/10/2023 and the Mutation Entries bearing Nos. 1008, 2717, 6635, 7125, 30295 and 34390 thereon.

d) Search Report for 30 years from 1993 till 2023.





2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of M/s. White Properties, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani is clear, marketable and without any encumbrances.

a) Owner of the land is:

M/s. White Properties, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani is the absolute owner of the said land.

b) Qualifying comments/remarks if any -NA-.

3) The report reflecting the flow of the title of the M/s. White Properties, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani on the said land is enclosed herewith as annexure.

Pune,

Dated : 31/10/2023,



Chandrakant Nanekar,

Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LANDS:-

- A. On perusal of revenue record it reveals that the land bearing Survey No. 17/1, totally admeasuring 03 Acre, 32 Ares (hereinafter referred to as the 'larger land') was originally standing in the name of Mr. Tukaram Vithu Tambe as owner thereof.
- B. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Rahatni have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the larger land vide Mutation Entry No. 1008.
- C. The said Mr. Tukaram Vithu alias Vithoba Tambe died on 23/05/1983 leaving behind him 2 sons namely Mr. Rangnath Tukaram Tambe and Mr. Shriram Tukaram Tambe and a widow namely Smt. Krishnabai Tukaram Tambe as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the larger land vide Mutation Entry No. 2717.
- D. As per the Order bearing No. NTD/LD/Rahatni/91 dated 08/07/1991 passed by the Chief Executive Engineer, Pimpri Chinchwad New Town Development Authority along with the Order bearing No. LAQ/24/SR/5/82/Rahatni/86 dated 23/09/1966 passed by Special Land Acquisition Officer No. 24, Pune, an area admeasuring 00 Hectare, 93 Ares from and out of the larger land bearing Survey No. 17/1 has been





acquired and the same has been handed over to the Pimpri Chinchwad New Town Development Authority (PCNTDA). Area handed over to PCNTDA has been allocated as Survey No. 17/1/2 and the balance area admeasuring 00 Hectare, 60 Ares bearing Survey No. 17/1 has been remained with the owners. Accordingly the name of said Authority has been recorded to the record of rights of the said area, i.e. Survey No. 17/1/2 vide Mutation Entry No. 6635.

E. Vide Deed of Sale dated 14/03/1988, the said Mr. Rangnath Tukaram Tambe, Mr. Shriram Tukaram Tambe and Smt. Krishnabai Tukaram Tambe sold out an area admeasuring 00 Hectare, 05 Ares (i.e. the said land) from and out of the land bearing Survey No. 17/1 unto and in favor of Mr. Hiraman Namdeo Dedge. The area sold has been allocated as Survey No. 17/1/3. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 7125.

F. Vide Deed of Sale dated 02/02/2018, the said Mr. Hiraman Namdeo Dedge sold out the said land unto and in favor of the Mr. Pravin Bhimrao Kamble and Mrs. Shubhangi Pravin Kamble. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr.No. 1336/2018. Accordingly the names of said Purchasers have been recorded to the record of rights of the said land vide Mutation Entry No. 30295.

G. In the aforesaid Deed of Sale dated 02/02/2018, the details of payment has been written wrong. The same has been rectified/corrected by Mr.



Hiraman Namdeo Dedge by executing Deed of Correction dated 22/03/2018 unto and in favor of Mr. Pravin Bhimrao Kamble and Mrs. Shubhangi Pravin Kamble. The said Deed of Correction has been registered at the office of the Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 2084/2018.

H. By virtue of Deed of Sale dated 11/04/2023, the said Mr. Pravin Bhimrao Kamble and Mrs. Shubhangi Pravin Kamble sold out the said land unto and in favor of M/s. White Properties, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of the Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7212/2023. The Mutation Entry bearing No. 34390 to that effect has been prepared by the Gaon Kamgar Talathi, however, the same is still pending for adjudication.

Simultaneously with the execution of aforesaid Deed of Sale, the said Owners have also given Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7213/2023.

PUBLIC NOTICE:-

This is to certify that Adv. Satish Dhage caused to publish Paper Notice in daily Prabhat Newspaper on 22/03/2023 with respect to the said land, to invite objection/s (if any). By the Certificate dated 10/04/2023,





Adv. Satish Dhage stated that during the notice period, he has not received any objection from anybody.

Sr.No.

- 1) 7/12 extract dated 30/10/2023.
- 2) Mutation Entry Nos. 1008, 2717, 6635, 7125, 30295 and 34390 thereon.
- 3) Search Report for 30 years from 1993 to 2023 taken by obtaining Challan bearing GRN No. MH001809722202223E dated 12/05/2022 and GRN No. MH005787271202324P dated 27/07/2023 from the office of Sub Registrar, Haveli No. 21 and 15 (Pune) respectively.
- 4) Any other relevant title -NA-.
- 5) Litigations, if any -NA-.

Pune,

Dated : 31/10/2023,




Chandrakant Nanekar,
Advocate.