

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjriroad, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Date :- 15/06/2022

FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing S.No. 27/1/2/3
situate and lying at village Balewadi, Tal. Haveli, District Pune. (hereinafter
referred as said land or the project land)

A. I have investigated the Title of the said project land on request of **MAJESTIQUE LUXURY HOMES LLP** through its designated partner 1) Majestique Land mark Pvt. Ltd. Through its authorized partner Mr.Manish Dwarkadas Maheshwari, 2) M/s Akshata Devcon LLP Through Authorized partner Mr. Aditya Premnath Agarwal following documents i.e.

1. Description of the said project land -

All that piece and parcel of the land admeasuring total area of 6700 Sq. Meters, lying in land bearing S. No. 27/1/2/3 situated at Village Balewadi, Taluka Haveli, District Pune which is the jurisdiction of Sub Registrar Haveli, District Pune, and within the limits of Pune Municipal Corporation.

2. The documents of allotment of the said project land -

- I) Photocopies of 7/12 extracts from years 1950 to 2022.
- ii) Photocopies of Mutation Entries.
- iii) Photocopies of Zone Certificate bearing no. BP3/5992 dated 03/03/2020.
- iv) Photocopies of various Sale Deeds and Development Agreements.
- v) Photocopy of Commencement Certificate bearing no. CC/0588/22 issued by Pune Municipal Corporation, Pune of dated 06/06/2022.

3. 7/12 extracts issued by Thasildar Haveli Pune and Talathi Office Dhayari Pune for last 30 years and Mutation entries of 7/12 extracts of the said project land.

4. Search Report for 30 years from 29/07/1993 till 17/06/2022.


RAMESHKUMAR B. NAGE
ADVOCATE

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri Farm, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

- B. On perusal of all the above mentioned papers and documents I am of the opinion that the title in respect of the said project land bearing Survey no. 27/1/2/3 admeasuring area 00H 67R i.e. 6700 Sq. Mtrs. situated at Balewadi, Taluka: Haveli, District Pune is Possessed by **MAJESTIQUE LUXURY HOMES LLP** through its designated partner 1) Majestique Landmark Pvt. Ltd. Through its authorized partner Mr. Manish Dwarkadas Maheshwari 2) M/s Akshata Devcon LLP Through Authorized partner Mr. Aditya Premnath Agarwal vide sale deed and Development Agreements with original owners and accordingly they are having good, marketable title to develop, construct upon the said lands as per agreements and arrangement between them as mentioned herein above.

Owners and Developers of the Project Land -

MAJESTIQUE LUXURY HOMES LLP, through its authorized partner 1) Majestique Landmark Pvt. Ltd., through its Director Mr. Manish Dwarkadas Maheshwari 2) M/s Akshata Devcon LLP Through Authorized partner Mr. Aditya Premnath Agarwal are the developers and K.J. Associates through its Partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje are the owners of the project land

- C. The report reflecting the flow of the title of owners and developers **MAJESTIQUE LUXURY HOMES LLP**, through its authorized partner 1) Majestique Landmark Pvt. Ltd., through its Director Mr. Manish Dwarkadas Maheshwari 2) M/s Akshata Devcon LLP Through Authorized partner Mr. Aditya Premnath Agarwal are the developers and K.J. Associates through its Partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje on the said project land is enclosed herewith as annexure.

Encl :- Annexure.

Dated :- 17/06/2022

Advocate

R B Nage
RAMESHKUMAR B. NAGE
B.A., B.L., LL.B.
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune. Mob. 9604974370
11/2/2022

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri form, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROJECT LAND.

1. 7/12 extracts as on date of application.
2. Mutation entries.
3. Search report for 30 years from 1993 to 2022 taken in the office of Sub-registrar Haveli 1,2,11,12 of Pune, search is taken from the available for records for my inspection.

S. No.	Land S.No.	Subject Area	Present Owners / Developers	Document No.
1	27/1/2/3	750 sq.mtrs	MAJESTIQUE LUXURY HOMES LLP	Agreement to sell & Power of Attorney of dt. 22/03/2021 registered with the Sub registrar Haveli no. 13 at sr. no. 5109 & 5110.
2	27/1/2/3	1200 sq.mtrs	MAJESTIQUE LUXURY HOMES LLP	Sale Deed & Power of Attorney of dt. 22/03/2021 registered with the Sub registrar Haveli no. 13 at sr. no. 5112 & 5113.
3	27/1/2/3	4750 sq.mtrs	MAJESTIQUE LUXURY HOMES LLP	Development Agreement & Power of Attorney of dt. 18/10/2021 registered with the Sub registrar Haveli no. 10 at sr. no. 23258 & 23259.

4. Detail Search and Title Report is annexed with this report.

Date :- 17/06/2022

Advocate


RAMESHKUMAR B. NAGE
ADVOCATE & NOTARY
Manjari Form, Tal. Haveli,
Dist. Pune-411005. 9604974370


Department ID: _____ Mobile No.: 8380337496
 NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 સર્વત્ર માન્ય નિઠારા કોર્પોરેશન દ્વારા જનરલ સરવિભાગના નિયમ અને કાયદા અનુસાર જારી કરવામાં આવેલ છે. આ દસ્તાવેજ માત્ર નિઠારા કોર્પોરેશન દ્વારા જારી કરવામાં આવેલ છે.

RAMESHKUMAR. B. NAGE
B.A. (Hons.), LL.B.
ADVOCATE & NOTARY
Mumbai - 400 011, India.
Cell. 98200 73730
Fax. 98200 73730