

MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

LEGAL TITLE REPORT

To,
MAHA RERA
MAHARASHTRA,

SUB: Title Clearance Certificate with respect to land bearing, New Survey No. 278/1A/2B (corresponding Old Survey No. 278, Hissa No. 1+2/1 + 2/2/3/1), totally area admeasuring about 02 H 01R , plus Potkharaba 00 H 01 R, total admeasuring about 02 H 02 R , assessment of Fs. 07=86 Paise out of which area **admeasuring about 00 Hectares 09.01 Are i.e. 901 sq.mtrs**, situated at revenue Village Lohagaon, Taluka - Haveli, District – Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli (Pune), (hereinafter referred to as "the said land").

Sir,

I have investigated the title of the said land on the request of, **M/s. Pavan Associates** (a Partnership Firm), through its partners 1) Mr. Jagdish Sujaji Parihar, 2) Mr Chunnilal Bhanji Choudhary, 3) Mr. Kaluram Durgaji Choudhary and 4) Mr. Suresh Bhairu Gore, having its registered office at Survey No. 112/B, Shriram Oil Depot, Alandi Road, Vishrantwadi, Pune-411015, and following documents i.e. :

1. **Description of the Land:**

All that piece and parcel of land being New Survey No. 278/1A/2B (corresponding Old Survey No. 278, Hissa No. 1+2/1 + 2/2/3/1), totally area admeasuring about 02 H 01R , plus Potkharaba 00 H 01 R, total admeasuring about 02 H 02 R , assessment of Rs. 07=86 Paise out of which area admeasuring about **00 Hectares 09.01 Are i.e. 901 sq.mtrs**, situated at Village Lohagaon, Taluka - Haveli, District – Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli (Pune) (hereinafter referred to as "the said land") sand bounded as follows:

On or Towards East : By Road
On or Towards West : By Land belonging to Mr. Hanumant Sathe
On or Towards South : By Remaining land out of Survey No. 273
On or Towards North : By Remaining land out of the same Survey No.

Dimension/Area: 901 sq. mtrs.

- 2] Documents which are perused are mentioned in Annexure "A",
3] Online Digital signed 7/12 extract dated 29/08/2022, issued by Talathi,
3] Search report for 30 years from 1992 to 2022.

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 M/s. Pavan Associates, are clear, marketable and without any encumbrances.

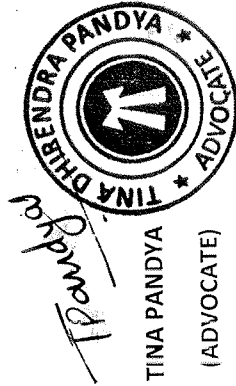
Survey .No.	Owner of the land
New Survey No. 278/1A/2B (corresponding Old Survey No. 278, Hissa No. 1+2/1 + 2/2/3/1).	1) Mr. Rayavarapu Narayan Rao
	2) Mr. Rajendraprasad Rayavarapu Rosiya (alias Mr. Rayavarapu Rajendraprasad Rossaiah).
	3) Mrs.Ramanamma Rajendraprasad Rayavarapu
	4) Mr. Nagarjuna Rajendra Rayavarapu
	5) Mrs. Swarna Venkatravi Chinnupati (nee Ms. Swapna Rajendra Prasad Rayavarapu)

The report reflecting the flow of the title of **M/s. Pavan Associates**, on the said land is enclosed herewith as annexure "B"

The details of encumbrances are enclosed herewith as Annexure "C"

Encl: Annexure

Date: 08/09/2022.



TINA PANDYA
(ADVOCATE)

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻԴԵՆՏԻ ԱՊՐԱՆՈՒԹՅԱՆ
ԿՈՄԻՏԵ

MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

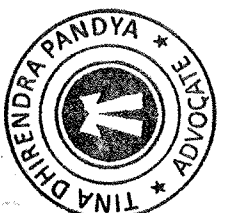
E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

Annexure "A"

Title Documents

For the purpose of this Title Report I have reviewed the following Xerox copy of the documents:

Serial No.	Document Details
1.	Title and Search Report dated 08/10/2013, 06/06/2019, 15/12/2021, issued by Advocate Baban Ganpat Dorge
2.	Computerised digital signed Latest 7/12 extract dated 29/08/2022
3.	Development Agreement dated 25/03/2021, bearing registration serial No. 7295/2021, registered at Haveli No. 23, executed between 1) Mr. Rayavarapu Narayan Rao & Ors. in favour M/s.Pavan Associates.


TINA PANDYA
(ADVOCATE)

MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

Annexure "B"

A) DESCRIPTION OF THE LAND: New Survey No. 278/1A/2B (corresponding Old Survey No. 278, Hissa No. 1+2/1 + 2/2/3/1); situated at Revenue Village Lohagaon, Taluka - Haveli, District - Pune.

B) FLOW OF TITLE OF THE SAID LAND :

In continuation of the Search and Title Report issued by Advocate Baban Ganpat Dorge, dated 08/10/2018, 06/06/2019, 15/12/2021, and as what is stated in the said Title report and relying on the said title report, I hereby issue my continuance Title Report, which I state as under:

1. The property mentioned above New Survey No. 278/1A/2B, (Old Survey No. 278, Hissa No. 1+2/1 + 2/2/3/1), area admeasuring about 02 H 01 R , plus Potkharaba 00 H 01 R, total admeasuring about 02 H 02 R , assessment of Rs. 07=86 Paise out of which area admeasuring about 1000 sq.mtrs, situated at Village Lohagaon, Taluka - Haveli, District - Pune was ancestral property of Mr. Keshav Hari Sathe.
2. From the Mutation Entry No. 9794 : Mr. Keshav Hari Sathe has obtained loan of Rs.35000/- from Canara Bank Lohagaon Branch Pune and mortgage the said property by way of Mortgage Deed on 05/11/1980 and the said Canara Bank Lohagaon Branch Pune has been mutated on 7/12 extract in other rights column.



MS. TINA PANDYA, ADVOCATE
BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

3. From the Mutation Entry No. 9960: That Mr. Keshav Hari Sathe has repaid the said loan Lohagaon Branch and the said Canara Bank Lohagaon Branch Pune's name has been deleted from 7/12 extract in other rights column by Mutation Entry No. 17572 & as per order of Tahsildar Haveli Pune order No. Tagao/Vashi / 90 / 82 dated 18/02/1982 Vairan Tagai of Rs. 300 / - has been deleted from 7/12 extract vide mutation no. 9960.

4. From the Mutation Entry No. 6286: That Mr. Keshav Hari Sathe, Smt . Mandabai Popat Sathe , Mr. Ramesh Popat Sathe . Mrs. Ujwala Pandurang Nivangune , Mr. Gulab Keshav Sathe and Mr. Sambhaji Keshav Sathe has made registered Partition Deed on 16/06/2008 and the said Partition Deed is duly registered in the office of Sub - Registrar Haveli , Pune vide Sr. No . 4889/2008 dated 16/06/2008 and the Partition Deed effect has been mutated on 7/12 extract.

5. That 1) Mr. Keshav Hari Sathe, 2) Smt . Mandabai Popat Sathe, 3) Mr. Ramesh Popat Sathe, 4) Mrs. Rupali Ramesh Sathe, 5) Mrs. Sarika Sunil Darekar , 6) Smt . Ujwala Pandurang Ningune , 7) Mr. Gulab Keshav Sathe, 8) Mrs. Bhamabai Gulab Sathe, 9) Mr. Umesh Gulab Sathe, 10) Kiran Gulab Sathe, 11) Mr. Sambhaji Keshav Sathe, 12) Mrs Janabai Sambhaji Sathe, 13) Mr. Rajesh Sambhaji Sathe , 14) Mr. Vikas Sambhaji Sathe, 15) Mrs. Anjana Jagganath Bhadale, 16) Smt . Ranjana Suryakant Haggwane has executed Development Agreement and Power of Attorney in respect of the said property on dated 08/11/2006 in favour of Mrs. Sushma Sunil Mittal and the said Development Agreement and Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 8, Pune at Sr. No. 8823/2006 and Sr. No. 8824/2006 respectively.



MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

6. That 1) Mr. Keshav Hari Sathe, 2) Smt. Mandabai Popat Sathe, 3) Mr. Ramesh Popat Sathe, 4) Mrs. Rupali Ramesh Sathe, 5) Mrs. Sarika Sunil Darekar, 6) Smt . Ujwala Pandurang Ningune, 7) Mr. Gulab Keshav Sathe, 8) Mrs. Bhamabai Gulab Sathe , 9) Mr. Umesh Gulab Sathe, 10) Kiran Gulab Sathe, 11) Mr. Sambhaji Keshav Sathe, 12) Mrs. Janabai Sambhaji Sathe , 13) Mr. Rajesh Sambhaji Sathe , 14) Mr. Vikas Sambhaji Sathe , 15) Mrs. Anjana Jagganath Bhadale, 16) Smt . Ranjana Suryakant Hagwane No. 1 to 16 through its Power of Attorney holder Mrs. Sushma Sunil Mittal, 17) Mr. Baburao Baban Tingre , 18) Mr. Sunil Ramdhari Mittal, has executed Development Agreement and Power of Attorney in respect of the said property on dated 14/11/2006 in favour of M / s . Leio Associates through its Partner 1) Minoti Hairsh Arora , 2) Mr. Harish Arora , 3) Mr. Anand Bhaurao Sarvade and the said Development Agreement and Power of Attorney has been registered in the office of Sub Registrar , Haveli No. 8 , Pune at Sr. No. 8986/2006 and Sr. No. 8987/2006 respectively.

7. That 1) Mr. Keshav Hari Sathe, 2) Smt. Mandabai Popat Sathe, 3) Mr. Ramesh Popat Sathe, 4) Mrs. Rupali Ramesh Sathe, 5) Mrs. Sarika Sunil Darekar, 6) Smt. Ujwala Pandurang Ningune, 7) Mr. Gulab Keshav Sathe, 8) Mrs. Bhamabai Gulab Sathe, 9) Mr. Umesh Gulab Sathe, 10) Kiran Gulab Sathe, 11) Mr. Sambhaji Keshav Sathe, 12) Mrs. Janabai Sambhaji Sathe, 13) Mr. Rajesh Sambhaji Sathe, 14) Mr. Vikas Sambhaji Sathe, 15) Mrs. Anjana Jagganath Bhadale, 16) Smt . Ranjana Suryakant Hagwane No. 1 to 16 through its Power of Attorney holder 17) Mrs. Sushma Sunil Mittal, 18) Mr. Sunil Ramdhari Mittal 19) Mr. Baburao Baban Tingre, No. 17 to 19 through Power of Attorney Holder 20) M/s. Leio of Associates through its Partner 1) Minoti Hairsh Arora, 2) Mr. Harish Arora , 3) Mr. Anand Bhaurao Sarvade , 21) Mrs. Sushma Sunil Mittal , Through Power of Attorney Holder M / s . Leio Associates through its Partner 1) Minoti Hairsh Arora, 2) Mr. Harish Arora, 3) Mr. Anand Bhaurao Sarvade,

MS. TINA PANDYA, ADVOCATE
BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

22) M/s. Leio Associates through its Partner 1) Minothi Harish Arora, 2) Mr. Harish Arora , 3) Mr. Anand Bhauroo Sarvade has executed Development Agreement and Power of Attorney in respect of the said property on dated 14/11/2006 in favour of 1) Mr. Raivarpu Narayan Rao & 2) Mr. Raivarpu Ravikumar and the said Development Agreement and Power of Attorney has been registered in the office of Sub Registrar , Haveli , No. 15 Pune at Sr. No. 2075/2006 and Sr. No . 2076/2006 respectively.

8. From the Mutation Entry No.40575: That 1) Mr. Keshav Hari Sathre, 2) Smt. Mandabai Popat Sathre , 3) Mr. Ramesh Popat Sathre , 4) Mrs. Rupali Ramesh Sathre , 5) Mrs. Sarika Sunil Darekar , 6) Smt . Ujwala Pandurang Ningune, 7) Mr. Gulab Keshav Sathre , 8) Mrs. Bhamnabai Gulab Sathre , 9) Mr. Umesh Gulab Sathre,10) Kiran Gulab Sathre, 11) Mr. Sambhaji Keshav Sathre , 12) Mrs. Janabai Sambhaji Sathre , 13) Mr. Rajesh Sambhaji Sathre , 14) Mr. Vikas Sambhaji Sathre , 15) Mrs. Arjana Jagannath Bhadale , 16) Smt . Ranjana Suryakant Hagwane No. 1 to 16 through its Power of Attorney holder 17) Mrs. Sushma Sunil Mittal , 18) Mr. Sunil Ramdhari Mittal 19) Mr. Baburao Baban Tingre , No. 17 to 19 through Power of Attorney Holder 20) M / s . Leio Associates through its Partner 1) Minothi Harish Arora, 2) Mr. Harish Arora, 3) Mr. Anand Bhauroo Sarvade , through its Power of Attorney Holder 1) Mr. Raivarpu Narayan Rao & 2) Mr. Raivarpu Ravikumar has sold the said property with the consent of M / s . Leio Associates through its Partner a) Minothi Harish Arora , b) Mr. Harish Arora , c) Mr. Anand Bhauroo Sarvade through its Power of Attorney holder 1) Mr. Rayavarapu Narayan Rao & 2) Rayavarapu Ravikumar to 1) Mr. Rayavarapu Narayan Rao & 2) Mr. Rayavarapu Ravikumar on 23/05/2012 and the said the Sale Deed was registered in the office of Sub Registrar . Haveli No. 15 , Pune at Sr. No. 4335/2012 and the said entry of Sale Deed is recorded in



MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

revenue record , and whereby the said 1) Mr. Rayavarapu Narayan Rao & 2) Mr. Rayavarapu Ravikumar became absolute owners of the above said land.

9. From the Mutation Entry No. 40947: That Ravikumar Rajendraprasad Rayavarapu has died on 23/03/2014, leaving behind him his legal heirs 1) Rajendraprasad R Rayavarapu , 2) Ramanamma Rajendraprasad Rayavarapu , 3) Nagarjun Rajendraprasad Rayavarau , 4) Chinnupati Venkatravi Swapna the name of the legal heirs are been mutated on revenue record and they have become absolute owner of the said land.

10. From the Mutation Entry No. 42298: That as per order of Tehsildar Haveli order No. RTS - 64/3A/01/2015 Pune 02 dated 03/10/2015 the said Old Survey No. 278, Hissa No. 1+2/1+2/2/3/1, changed as New Survey NO. 278/1A/2B.

11. That Government of India, Ministry of Defence has issued NOC for construction of building at Survey No. 278 of Village Lohagaon , Taluka Haveli , District Pune vide their letter No. Air HQ / S 17726 / 4 / ATS (Ty BM - MDXXXVIII) dated 03/04/2017 .

12. That the said property has been demarcated by Mr. Rajendraprasad R. Rayavarapu and others as per demarcation M.R. No. 25494/2018 dated 10/08/2018 and Demarcation Certificate Outward No. DPO / Zone 1/2896 dated 21/09/2018.

13. That Government of India, Ministry of Defence has issued NOC for construction of building at Survey No. 278 of Village Lohagaon, Taluka Haveli, District Pune vide their letter No. SWAC/S 2551 /4/1/ ATS, dated 17/01/2019.



MS. TINA PANDYA, ADVOCATE
BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

14. That Tahasildar Haveli, Pune has issued NA Order vide Order No. NA.SR/121/19 dated 19/03/2019.
15. That concerned authority of Pune Municipal Corporation has sanctioned building plan vide Commencement Certificate No. CC/2551/18, dated 15/11/2018.
16. That Mr. Rayavarapu Narayan Rao and others have demarcated the said property vide Demarcation Certificate No. 21914/2019, dated 28/06/2019.
17. That 1) Mr. Rayavarapu Narayan Rao, 2) Mr. Rajendraprasad Rayavarapu Rosiya alias Mr. Rayavarapu Rajendraprasad Rossaiah ,3) Mrs. Ramanamma Rajendraprasad Rayavarapu, 4) Mr. Nagarjuna Rajendra alias Rajendraprasad Rayavarapu and 5) Mrs. Chennupati Swapna wife of Mr . Chennupati Venkata Ravi (before marriage known as Ms. Swapna Rajendra Prasad Rayavarapu) have entrusted development rights in favour of Pavan Associates Through its Partners 1) Mr. Jagdish Sujaji Parihar , 2) Mr. Chunnimal Blanj Choudhary , 3) Mr. Kaluram Durgaji Choudhary and 4) Mr. Suresh Bhairu Gore on 25/03/2021 by way of Development Agreement and Irrevocable General Power of Attorney which is duly registered in the office of Sub - Registrar Haveli No 23 Pune vid Sr.No. 7295/2021 and 7296/2021.
18. That 1) Mr. Rayavarapu Narayan Rao, 2) Mr. Rajendraprasad Rayavarapu Rosiya alias Mr. Rayavarapu Rajendraprasad Rossaiah ,3) Mrs. Ramanamma Rajendraprasad Rayavarapu, 4) Mr. Nagarjuna Rajendra alias Rajendraprasad Rayavarapu and 5) Mrs. Chennupati Swapna wife of Mr . Chennupati Venkata Ravi (before marriage known as Ms. Swapna Rajendra Prasad Rayavarapu) through Power of Attorney Holder Pavan Associates Through its Partners 1) Mr. Jagdish Sujaji Parihar , 2) Mr. Chunnimal Blanj Choudhary , 3) Mr.



MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

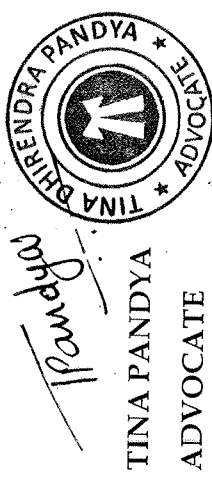
E-1 203, Hariganga Society, Near Phulenagar RTO,
Yerwada, Pune -411006, Cell No.9766355962

Kaluram Durgaji Choudhary and 4) Mr. Suresh Bhairu Gore have executed Sale Deed of area admeasuring 98.50 sq.mtrs. which is reserved under 24 meter wide D.P. Road in favour of PMC Pune on 13/10/2021 and the said Sale Deed is duly registered in the office of Sub-registrar Haveli No. 23 Pune vide Serial No. 17477/2021 and as per letter of PMC Pune vide letter No. Mavya/4718 dated 22/10/2021 and as per order of Tehsildar Haveli Order No. Hano/Kavi/6957/2021 dated 29/10/2021 PMC Pune, has been recorded on revenue record vide mutation entry No. 52187.

19. Accordingly the said owners, 1) Mr. Rayavarapu Narayan Rao, 2) Mr. Rajendraprasad Rayavarapu Rosiya alias Mr. Rayavarapu Rajendraprasad Rossaiah , 3) Mrs. Ramanamma Rajendraprasad Rayavarapu, 4) Mr. Nagarjuna Rajendra alias Rajendraprasad Rayavarapu and 5) Mrs. Chennupati Swapna wife of Mr. Chennupati Venkata Ravi (before marriage known as Ms. Swapna Rajendra Prasad Rayavarapu) have ownership right of land admeasuring area 00Hector 09.01 Are, assessment of Rs. 00=35 paise as per latest 7/12 extract. And they assigned the development rights to M/s. Pavan Associates.

C. SEARCH REPORT

I state that, as Advocate Babar Ganpat Dorge has already taken search till the period of 2021 and hence I have carried out online search from the IGR Portal from the year 2021 to 2022 for last 01 year, vide search receipt which is separately attached to this report. I state that I have not come across any documents evidencing any subsisting mortgage, charge, encumbrances found recorded from the available online search portal. Hence this Search Report.



MS. TINA PANDYA, ADVOCATE

BSL, LLB, LLM

E-1 203, Hariganga Society, Near Phulenagar RTO,

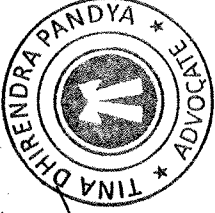
Yerwada, Pune -411006, Cell No.9766355962

ANNEXURE "C"

Date: 08/09/2022

Details of Encumbrances:

As per instruction given by my client there are no encumbrances on the said land



TINA PANDYA
ADVOCATE

