



KIRAN N. SAID

Advocate

Shop No. 1, A Wing Ground Floor Yogini Apt. 263, Shivajinagar, Pune 411005

Date: 31/03/2022

LEGAL TITLE REPORT

To

Maharashtra Real Estate Regulatory Authority

Sub: Title clearance certificate with respect S. No. 3/1/to/4/1/3 situated at Village Ambegaon Budruk, Taluka Haveli, District Pune (hereinafter referred as the "said Plot").

I have investigated the title of the said plot on the request of Mr. Anantrao Shivram Bhintade Director of **NANASAHEB BHINTADE SPACESS PRIVATE LIMITED** (Formerly Known as M/S Ganesh Developers & Company) CIN: U70106PN2019PTC183556, PAN: AAGCN4984K, A company duly registered under the provision of The Companies Act 2013, having its registered address at S. No. 635/2, 642/1, 643, Plot No. 49, Ganesh Corner, Shop No. 1, Mahesh Society, Bibvewadi, Pune, Maharashtra, India, 411037.

DESCRIPTION OF PROPERTY:

All that piece and parcel of land admeasuring as per 7/12 Extract 3995.00 square meters (as per actual Measurement Plan 3598.52 square meter) comprised in Survey No. 3, Hissa No. 1 to 4/1/3 totally admeasuring 01 Hectares 53.32 Ares i.e. approx. 15,332 square meters, situated at Village Ambegaon Budruk, Taluka Haveli, District Pune, and within the limit of Pune Municipal Corporation Pune and situated within the jurisdiction of Sub-Registrar Haveli, District Pune and bounded as under:

- | | |
|-------------------------|---|
| On or towards the East | : By S. No. 3 Owned by Chirag Developers & Mr. Mule |
| On or towards the South | : By S. No. 3 Properties Owned by Mr. Mule & M/s. Anil Associates |
| On or towards the West | : By S. No. 3 (Ganesh Graceland Building) & Property of Mr. Rajwade |
| On or towards the North | : By S. No. 3 Plot A Owned by N B Spacess Pvt Ltd |

DOCUMENTS PERSUED:

1. Copy of Sale Deed Executed by Sindhu alias Sindhubai Ankush Beldare and others in favor of Nanasaheb Bhintade Spacess Pvt Ltd, on 25/01/2019 which is registered in the office of the Sub-Registrar Haveli No. 09, at Serial No. 686/2019 on 28/01/2019.
2. Copy of Development Agreement & Power of Attorneys executed by Sindhu Ankush Beldare and others in favor of Mr. Vinay Mukund Jogalekar & Mrs. Sheela Jogalekar on 21/03/2006 which are registered in the office of the Sub-Registrar Haveli No. 09, at Serial No. 2077/2006, 2078/2006 & 2079/2006 on 21/03/2006

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3. Copy of Mortgage Deed dated 28/04/2021 registered in the office of Sub Registrar Haveli No. 02, at serial No. 7934/2021 on 29/04/2021 and Correction Deed to Mortgage Deed dated 25/05/2021 registered in the office of Sub Registrar Haveli No. 02, at serial No. 8462/2021
4. 7/12 extract of Survey No. 3/1/to/4/1/3 issued by Talathi Ambegaon Budruk Tal Haveli Dist Pune & Mutation entry No. 20297, 21121, 21189.
5. Search report for 30 years from 1991 to 2022 I have taken search of the said Land from online data of the Index-II maintained at <https://searchigr.maharashtra.gov.in> for the period of 2002-2022 & manual search for the period 1991 to 2001 in the office of Sub registrar Haveli No. 09 by paying search fee of Rs. 750/- vide GRN No. MH015805292202122U. I have not found any adverse transaction in respect of the said Land.

CONCLUSION AND CERTIFICATE OF TITLE :

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 **NANASAHEB BHINTADE SPACESS PVT LTD** the said Company is good, clear & marketable. The Company is absolute owner, Developer and Possessor of the said land and having good, clear, marketable title and free from all encumbrances, charges or claims in respect of the said land. (In the Mortgage Deed dated 28/04/2021 instead of Survey No. 3/1/4/1A/1B/1C/1D the Rajarshi Shahu bank has wrongly written Survey No. 3/1 to 4/1/3 and that effect is also given on the 7/12 Extract of the said Land. Therefore to rectify the aforesaid mistake the said Company & Bank had executed Correction Deed Dated 25/05/2021, which is registered in the office of Sub Registrar Haveli No. 02 under serial No. 8462/2021. The encumbrances of Rajarshi Shahu Bank reflecting on the 7/12 Extract of the said Land is not applicable to the said Land)

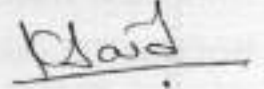
Owners of the land

S. No. 3/1/to/4/1/3 - Area - 3995.00 Sq. mtrs - **NANASAHEB BHINTADE SPACESS PVT LTD**
DIRECTOR ANANTRAO SHIVRAM BHINTADE.

PLACE: PUNE



MR. KIRAN SAID


ADVOCATE

KIRAN N. SAID

Advocate

Shop No. 1, A Wing Ground Floor Yogini Apt. 263, Shivajinagar, Pune 411005

FORMAT - A
(Circular No.- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 extract as on date of application for registration is in the name of NANASAHEB BHINTADE SPACESS PRIVATE LIMITED Through Its Director MR. ANANTRAO SHIVRAM BHINTADE.
- 2) Mutation Entry No. 20297 the name of NANASAHEB BHINTADE SPACESS PRIVATE LIMITED was mutated on 7/12 Extract of said Land
- 3) Search report for 30 years is from taken from Sub-Registrar haveli No. 09 Chaitanyanagar Dhankawadi for year 1991 to 2001 and online search for the period of 2002-2022
- 4) Commencement Certificate issued from Pune Municipal Corporation which is revised from time to time. The Tahsildar Haveli, Pune also issued Non Agriculture use Permission for the said Land.
- 5) There is no pending Litigations.

Date: 31/03/2022



Advocate.


Mr. Kiran Said



CHALLAN
MTR Form Number-6



GRN	MH015805292202122U	BARCODE			Date	30/03/2022-15:00:54		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Kiran Namdev Said			
Location PUNE					Flat/Block No.					
Year 2021-2022 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				750.00		Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
Total				750.00		Amount In Words		Seven Hundred Fifty Rupees Only		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572022033076218 CPABNMEGI7	
Cheque/DD No.					Bank Date		RBI Date		30/03/2022-15:24:02 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 292577108

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. : 8275473256

सदर धराल 'दक्ष ऑफ पेमेंट' माये नमुद कारणासालीव लागु आहे. इतर कारणासाली विसी मोदणी न वळवयाच्या दस्तासाली लागु नाही.



MH015805292202122U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Mar 2022	Receipt	Receipt no.: 1112363083
Name of the Applicant : Kiran Namdev Said		
Details of property of which document has to be searched :		Dist :Pune Village :Ambegaon Bu A S.No/CTS No/G.No. : 3
Period of search :		From :2002 To :2022
Received Fee :		525
The above mentioned Search fee has been credited to government vide GRN no :MH015805292202122U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php '.		

