

KIRAN N. SAID

Advocate

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

Date: 15/06/2023

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 4517.18 square meters (as per actual Measurement Plan 4120.70 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, Mr. Athare Patil & Road
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 Spaceess Pvt Ltd



DOCUMENTS PERSUED:

1. Copy of Sale Deed Executed by Sindhu alias Sindhubai Ankush Beldare and others in favor of Nanasaheb Bhintade Space 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 Attorney executed by M/s. Anil Associates in favor of Nanasaheb Bhintade Space Pvt Ltd on 12/06/2023 which are registered in the office of the Sub-Registrar Haveli No. 09, at Serial No. 11225/2023 & 11226/2023 on 12/06/2023.
3. 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
4. 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
5. 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.
6. Search report for 30 years from 1991 to 2023 I have taken search of the said Land from online data of the Index-II maintained at <https://esearchigr.maharashtra.gov.in> for the period of 2002-2023 & 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

1. S. No. 3/1/to/4/1/3 – Area – 3995.00 Sq. mtrs - NANASAHEB BHINTADE SPACESS PVT LTD
DIRECTOR ANANTRAO SHIVRAM BHINTADE.
2. S. No. 3/1/to/4/1/3 – Area – 522.18 Sq. mtrs – ANIL ASSOCIATES.

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 AND ANIL ASSOCIATES were 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 2002-2023
- 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: 15/06/2023



Advocate.

A handwritten signature in blue ink, appearing to read "K Said", written over a horizontal line.

Mr. Kiran Said