

SUDHIR M. JAGTAP B.S.L.LLB. (Spl.)

(ADVOCATE)

9226731132 Office: Flat No. B-504, Alpine Aura Co. Op. Housing Society, Borhadewadi, Moshi, Pune-411070, Mob.

DATE: 29/03/2022

FORMAT - A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai, Maharashtra

LEGAL TITLE REPORT

referred as the "Said Plot"). the local limits of Pimpri Chinchwad Municipal Corporation and Chinchwad Plot No. 12 situated at Village Moshi, Taluka Haveli, District Pune and within plot of land admeasuring total area 41425 sq. mtrs, bearing Sector No. 6, Sub: Title clearance certificate with respect to All that piece and parcel of New Town Development Authority (PCNTDA). (Hereinafter Pimpri

Pharande Promoters and Builders and following documents i.e.:have investigated the title of the said plot on the request of M/s.

1) Description of the property:-

Haveli, Municipal Corporation and Pimpri Chinchwad New Town Development Authority (PCNTDA). mtrs, bearing Sector No. 6, Plot No. 12 situated at Village Moshi, Taluka All that piece and parcel of plot of land admeasuring total area 41425 sq. District Pune and within the local limits of Pimpri Chinchwad

2) The documents of Allotment of Plot:-

- on dt. 20/07/2012 at Haveli No. 14 in respect of the said Plot. Partner Mr. Anil Jayram Pharande registered at Sr. No. 6813/2012 in favour of M/s. managing Trustee 1) Omprakash N. Ranka, 2) Kantilal S. Sanghavi receipt executed by Pune Panjarpol Trust through its authorized A Copy of Articles Pharande Promoters and Builders of Agreement along with index II and registration through its
- 9 Ranka, Promoters Trust through its authorized managing Trustee 1) Omprakash A Copy of irrevocable Power of Attorney executed by Pune Panjarpol 2 and Kantilal S. Builders Sanghavi through its Ħ. Partner favour of M/s. Mr. Anil Jayram Pharande Z





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Haveli No. 14 in respect of the said Plot. Pharande registered at Sr. No. 6817/2012 on dt. 20/07/2012 at

7/12 Extract or Property Card:

Photocopy of allotment Certificate issued by Pimpri Chinchwad New Town Development Authority (PCNTDA) dated 10/08/2006 having No. DA/LS/6515.

4) Search Report :-

Village Supplementary Search Report 18/05/2021 to 28/03/2022 Supplementary Development Authority Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town total area 41425 sq. mtrs, bearing Sector No. 6, Plot No. 12 situated at Search Report for 30 years from 1989 to Moshi, Taluka Haveli, District Pune and within the local limits of Search (PCNTDA) Report given by Adv. Subhash 11/06/2019 10/06/2019 land admeasuring to 17/05/2021 ₿. Desai,

subject to encumbrance of title of (following owner/promoter/ developer/company) is clear, marketable documents relating to title of the said property, I am of the opinion that the perusal of the above mentioned documents and all other relevant

- 8 registration No. 1652/2018 Haveli No. 25 dated 02/02/2018. Promoters and Builders and Beacon Trusteeship Ltd. having document 200,00,00,000/- (Mortgage Deed executed between Pharande
- (q document registration No. 7293/2021 Haveli No. 25 dated 09/06/2021 Promoters and 29,00,00,000/- (Mortgage Builders & others and Beacon Trusteeship Ltd. having Deed executed between Pharande

Owners of the land-

- Owner: Pimpri Chinchwad New Town Development Authority (PCNTDA) is the owner of the said Plot.
- 2 Lessee: Pune Panjarpol Trust is the Lesee of the said Land
- Developer of the Land: M/s. Pharande Promoters and Builders.





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Qualifying comments/remarks if any: Loan of Rs. 229,00,00,000/- on project land along Pharande Promoters and Builders. with other lands of the Promoter raised by M/s.

and Builders on the said land is enclosed herewith as annexure. The report reflecting the flow of the title of the M/s. Pharande Promoters

Encl: Annexure.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Photocopy DA/LS/6515 Development Authority of allotment Certificate issued by (PCNTDA) dated 10/08/2006 Pimpri Chinchwad New having No.
- 2) Mutation Entry No.: N. A.
- \Im Jayram Pharande registered at Sr. No. 6813/2012 on dt. 20/07/2012 A Copy of Articles at Haveli No. 14 in respect of the said Plot. Trustee 1) Omprakash N. Ranka, 2) Kantilal S. executed by Pune Panjarpol Trust Pharande Promoters and of Agreement along with index II and registration receipt Builders through its authorized managing through its Partner Mr. Sanghavi in favour of Anil
- 4 said Plot. Builders through its Partner Mr. Anil Jayram Pharande registered at Sr. Ranka, 2) Kantilal S. Sanghavi in favour of M/s. Pharande Promoters and A Copy of irrevocable Power of Attorney executed by 6817/2012 on dt. through its authorized 20/07/2012 at Haveli No. managing Trustee 14 in respect of the 1) Pune Panjarpol Omprakash
- (ত Supplementary Search Report 18/05/2021 to 28/03/2022 Supplementary Town Development Authority (PCNTDA) given by Adv. Subhash B. Desai, Pimpri Village Moshi, Taluka Haveli, District Pune and within the local limits of total area 41425 sq. mtrs, bearing Sector No. 6, Plot No. 12 situated at Search Report for 30 years from 1989 to 10/06/2019 land admeasuring Chinchwad Search Municipal Corporation and Report 11/06/2019 Pimpri to 17/05/2021 Chinchwad and
- Any other relevant title- N. A.
- 7) Litigations if any- N. A.

Date: 29/03/2022



