



ADVOCATE

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

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

DATE: 29/03/2022

FORMAT - A

(Circular No.:- 28/2021)

To

MaharERA

Mumbai, Maharashtra

LEGAL TITLE REPORT

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

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

1) Description of the property:-

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

2) The documents of Allotment of Plot:-

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

b) A Copy of irrevocable Power of Attorney executed by Pune Panjarpol Trust through its authorized managing Trustee 1) Omprakash N. Ranka, 2) Kantilal S. Sanghavi in favour of M/s. Pharande Promoters and Builders through its Partner Mr. Anil Jayram





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

3) 7/12 Extract or Property Card:

- a. 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 :-

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

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 (following owner/promoter/ developer/company) is clear, marketable subject to encumbrance of -

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

Owners of the land-

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





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

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

Encl : Annexure.

Date: 29/03/2022




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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

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

6) Any other relevant title- N. A.

7) Litigations if any- N. A.

Date: 29/03/2022



[Signature]
Sudhir M. Jagtap
B.S.L.L.B.
Advocate