

ADV. MADHAVI VAIDYA-ATHAVALA, (B.Sc., LL.B.)

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File No.:

Date : 5th April 2022

To,

Maha RERA,

Pune.

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to Plot bearing Survey No 43/1 TO 12/44/46/1/2/3/D admeasuring about 2306 SQMTS, and Plot bearing Survey No 43/5 (P), admeasuring about 1182 SQMTS situated at Mohmmadwadi, Kondhwa Pune PIN 411060 (hereinafter referred as the said 'Plot'.

1. I have investigated the title of the above mentioned properties on the request of **M/S. Chaphalkar Karandikar Developers** and based on the following documents:

- (a.) Description of the property: Amalgamated Area admeasuring 3488 sqmts of Survey No 43/1 TO 12/44/46/1/2/3/D and Survey No 43/5 (p) situated at Mohmmadwadi , Kondhwa Pune PIN 411060
- (b.) 7/12 extract for said property .
- (c.) Agreement to Sale dtd. 05/07/2021 between M/S Acropolis Purple Developers and Acropolis Design Promoters LLP.
- (d.) Title & Search Report of Adv. Rajiv Patel & Associates dtd. 29/11/2021.
- (e.) Search Report of Adv. Kailash M. Thorat dtd. 23/11/2021.
- (f.) Sale Deed dtd. 08/09/2011 between Sainik Vihar Co-Op. Hsg. Society Ltd.

(g.) Sale Deed dtd. 31/03/2016 between Sainik Vihar Co-Op. Hsg. Society Ltd. And others & Pinnac Hsg Pvt. Ltd.

(h.) Sale Deed dtd. 31/03/2016 between Basant Vihar Co-Op. Hsg. Society and D.S. Argade Promoters & Builders.

(i.) Sale Deed dtd. 31/03/2016 between Basant Vihar Co-Op. Hsg. Society and D.S. Argade Promoters & Builders & Acropolis Purple Developers

B. 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 and without any encumbrances.

(a) Owners of the Land : 1. Acropolis Design Promoters LLP, 2. TRICON INFRA BUILDTECH PVT. LTD. & 3. Genie Infotech Private LIMITED

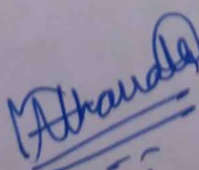
(b) Qualifying comments/remarks if any : In my opinion the said lands are free from any encumbrances and mortgages and M/s Chaphalkar Karandikar Developers have right to construct and sell tenements thereon.

2. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.: Annexure as above

Date: 5th April 2022

Adv. Madhavi G. Athavale
25, Reshma Residency,
Vanaz, Kothrud, Pune-411038
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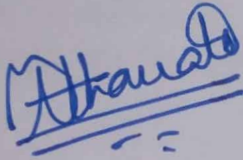


Madhavi Vaidya-Athavale

Advocate

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extracts for Survey No.43, Hissa Nos.1 to 8A, 9A, 9B/1, 11 (Part), 11/1, 11/2 and 12 & S. No. 44 & S. No. 43, Hissa No.5, Mohammedwadi, Pune.
2. Mutation Entry No. 15461, 15664.
3. Search taken for 30 years (for the period 1992 to 2021) from Sub-Registrar of Assurances, Pune on 23/11/2021.
4. Any other relevant title.
5. Litigations if any **NIL**



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Madhavi Vaidya-Athavale
Advocate