

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune (hereinafter referred as the "said plot").

- 1) I have investigated the title of the said plot on the request of the Promoter Developer **Techstone Realty LLP**, A Limited Liability Partnership firm duly constituted under the provisions of The Limited Liability Partnership Act, 2008 Having its Registered Office at E5-1102, Lake Town, Near State Bank Nagar, Bibvewadi Pune-411037 and following documents i.e :-

1) Description of the property:

ALL THAT piece and parcel of land bearing Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune, within limits of City Survey Officer No.2, and within the limits of Pune Municipal Corporation in the Registration Sub-district Taluka Haveli, District Pune and the said land is bounded as follows:

On or towards EAST: By Road.

On or towards WEST: Plot No.34.

On or towards SOUTH: By Road.

On or towards NORTH: By Plot No.32.

2) The documents of allotment of plot:

- i. Property Card Extract.
- ii. Sale Deed dated 29th April 1960, registered in the Office of Sub-Registrar Haveli No. 2, Pune at Sr.No. 483/19603
- iii. Completion/ Occupation Certificate bearing No. OCC/BCO/03/75 dated 31/08/2001
- iv. Sale Deed dated 27/07/2022, registered in the Office of Jt. Sub-Registrar Haveli No. 1, Pune at Sr.No. 15083/2022
- v. Power of attorney registered in the Office of Jt. Sub-Registrar Haveli No. 1, Pune at Sr.No. 15087/2022



- 3) Property Register Card Extract issued by City Survey No. 1, Pune.
- 4) Search report for 30 years from 1993 till 2023
- 2) 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/ Developer is clear, marketable and without any encumbrances.

Owner/ Developer of the said land:

Techstone Realty LLP

PAN: AATFT2968D

A Limited Liability Partnership firm

duly constituted under the provisions of

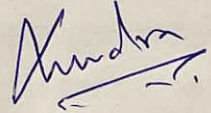
The Limited Liability Partnership Act, 2008

Having its Registered Office at E5-1102, Lake Town, Near State Bank Nagar, Bibvewadi Pune-411037

Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune.

- 3) The report reflecting the flow of the title of the (owners/ promoter/ developer) on the said land is enclosed herewith as annexure.

Encl : Annexure.



Devendra V Saralkar

Advocate.



Date: 02/02/2023

FLOW OF THE TITLE OF THE SAID LAND.

1) PROPERTY AS PER PR CARD AS ON DATE OF APPLICATION:

ALL THAT piece and parcel of land bearing Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune, within limits of City Survey Officer No.2, and within the limits of Pune Municipal Corporation in the Registration Sub-district Taluka Haveli, District Pune and the said land is bounded as follows:

On or towards EAST: By Road.

On or towards WEST: Plot No.34.

On or towards SOUTH: By Road.

On or towards NORTH: By Plot No.32.

2) Mutation Entries and flow:-

A. The piece and parcel of land bearing Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune within limits of City Survey Officer No.2, and within the limits of Pune Municipal Corporation in the Registration Sub-district Taluka Haveli, District Pune (hereinafter referred to as the "Said Land")

B. The said Land bearing Plot No. 33 is a part of the land out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune which was originally owned and possessed by Tirath Singh Sujan Singh Sahaney, Lajwanti Sahaney, Satnam Kaur Sethi, Mankaur Sabharmal, Charanjit Kaur Sahaney and Kulwant Kaur Sahaney.



C. That said Tirath Singh Sujan Singh Sahaney, Lajwanti Sahaney, Satnam Kaur Sethi, Mankaur Sabharmal, Charanjit Kaur Sahaney and Kulwant Kaur Sahaney jointly sold, conveyed and transferred the said Land to Shri. Shashikumar Samuel Ramdas, vide Sale Deed dated 29th April 1960, which is duly registered in the Office of Sub-Registrar Haveli No. 2, Pune at Sr.No. 483/19603 on the same day. Accordingly, the name of Shri. Shashikumar Samuel Ramdas was mutated as owner and kabjedar, in the revenue records of the said Land vide Mutation entry No. 7942.

D. The said land after coming within the purview of the City Survey Office No.2, Pune has been numbered as City Survey No. 3616 Munjeri, Pune City, Pune.

E. That Shri. Shashikumar Samuel Ramdas after coming into occupation and possession of the said Land as its sole and absolute owner obtained sanction for the building plans in respect of the structure to be constructed on the said land and accordingly carried out construction of the same. The Pune Municipal Corporation has accorded Completion/ Occupation Certificate bearing No. OCC/ BCO/03/75 dated 31/08/2001 in respect of the structure constructed on the said Land comprising of ground floor plus upper one floor totally admeasuring 167.93 sq. mtrs built up area and balcony area admeasuring 8.07 sq,mtrs (herein after referred to as the said Bungalow)

F. The said Land viz. Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune alongwith the said Bungalow admeasuring 167.93 sq. mtrs built-up area constructed thereon are herein after jointly referred to as the "said Property".

G. Thus Shri. Shashikumar Samuel Ramdas was the sole and absolute owner of the said Property and was in exclusive possession and occupation of



the same and as such was absolutely entitled to deal with the said Property in any manner whatsoever.

- H. That Shri. Shashikumar Samuel Ramdas vide Sale Deed dated 27/07/2022 registered in the office of Jt. Sub Registrar Haveli No.1, Pune at Sr.No. 15083/2022 dated 27/07/2022, sold, conveyed and transferred all his rights, title and interest in the said property in favour of Techstone Realty LLP, A Limited Liability Partnership firm duly constituted under the provisions of The Limited Liability Partnership Act, 2008 Having its Registered Office at E5-1102,Lake Town, Near State Bank Nagar, Bibvewadi Pune-411037.
- I. The said Shri. Shashikumar Samuel Ramdas has vide a Power of attorney registered in the office of Jt. Sub Registrar Haveli No.1, Pune at Sr.No. 15087/2022 dated 27/07/2022, entrusted all the powers and authorities in respect of the said property in favour of Mr. Manthan Patni and Mr. Saket Shah either jointly or severally to do various acts, deeds and things in respect of the said property including submission of building plans and causing redevelopment thereof.
- J. That Techstone Realty LLP, A Limited Liability Partnership firm duly constituted under the provisions of The Limited Liability Partnership Act, 2008 Having its Registered Office at E5-1102,Lake Town, Near State Bank Nagar, Bibvewadi Pune-411037 is in actual, vacant and peaceful possession of the said property.
- K. Techstone Realty LLP, at its own costs and expenses, prepared the building plans in respect of the said Land and submitted the building plan of the proposed building to be constructed upon the said land by consuming permissible F.S.I to the Pune Municipal Corporation and the Pune Municipal Corporation has sanctioned the same vide the Commencement certificate No CC/2648/22, Dt-04-01-2023.



3) Search report for 30 years

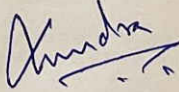
a. That I have carried out the online search from www.igrmaharashtra.gov.in in respect of the records of the offices of the Sub Registrar Haveli Pune for the years 1993 to 2023. That the perusal of the available record did not disclose any encumbrances on the said property.

4) Any other relevant title:

That the rights to the said land/Plot land bearing Plot No. 33 out of sanctioned layout of Survey No. 599 A, bearing corresponding CTS No. 3616, admeasuring 618.7 sq.mtrs (as per property card) (628.77 sq.mtrs as per 7/12 extract) in Sahaney Sujan Park, situated at Munjeri, Taluka Pune City, District Pune are thus owned and possessed by Techstone Realty LLP, A Limited Liability Partnership firm duly constituted under the provisions of The Limited Liability Partnership Act, 2008 Having its Registered Office at E5-1102, Lake Town, Near State Bank Nagar, Bibvewadi Pune-411037. The Techstone Realty LLP is entitled to carry out construction as per the sanctioned building plans, having clear and marketable title and being entitled to sell the flats to be constructed in the new building subject to RERA sanction and as per the terms of the Development Agreement.

5) Litigations if any.

Nil


Devendra V Saralkar
Advocate.



Date: 02/02/2023

Enclosed: Search Receipt