



FORMAT-A
(Circular No. 28 /2021)

LEGAL TITLE OPINION

Sub.- Title Opinion with respect to property bearing land known as Plot No. R-1/1 admeasuring 196862.71 Sq. mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 Sqmtrs. or thereabouts, Plot No. R-1/3 admeasuring 51845.77 Sq. mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sqmtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune.

I have issued continuation to the detailed Title Opinion issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai and Supplementary Title Opinion issued by Adv. Swati Gadgil- Oza thereto for the investigation of title of the subject property upon the request of **PEGASUS PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1st Floor, Pune - 411001, Maharashtra, India of the property bearing Plot No. R-1/1 admeasuring 196862.71 Sq. mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 Sqmtrs. or thereabouts, Plot No. R-1/3 admeasuring 51845.77 Sq. mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sqmtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune. The said Promoter has provided following documents-

1. **Description of the Property** - Plot No. R-1/1 admeasuring 196862.71 Sq. mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 Sqmtrs. or thereabouts, Plot No. R-1/3 admeasuring 51845.77 Sq. mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sqmtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka -Mulshi, District Pune.
2. All the documents mentioned in the detailed title opinion annexed herewith.
3. Photo Copies of relevant Revenue Records / 7/12 extracts in respect of the said entire property and Mutation Entries thereon.- Nil
4. Search Report for last 30 years of the land under the project.

On perusal of the documents mentioned above and in the detailed title opinion issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai and Supplementary Title Opinion issued by Adv. Swati Gadgil- Oza and continuation title opinion issued by me, Pegasus Properties Pvt. Ltd. is having rights to develop/ construct building/s project on the said property subject to encumbrance mentioned in the detailed title opinion.

Owners of the said property under the project -
Maharashtra Industrial Development Corporation (MIDC)

Pending Litigation -

Special Civil Suit No. 691/2022 filed by Mr. Rohidas Kisan Sawant and Smt. Baydabai Kisan Sawant before Civil Judge, Senior Division, Pune against Pegasus Properties Pvt. Ltd. and others.



MAHESHKUMAR VIJAYSINH PAWAR
B.Sc. LL. M.



ADVOCATE

Flat No.21, B- Building, A- Wing,
S.No.33(part), Kudale Patil Township,
Manikbaug, Sinhgad Road, Pune- 51.
Mobile No. 9860718007

Encumbrances-

The land and receivables alongwith the FSI etc. mortgaged with HDFC Bank Ltd. and VISTRA ITCL (INDIA) LTD. (Debenture Trustee).

The title opinion/s issued by Title Opinion dtd. 04/09/2015 issued by Adv. Hitesh Jain, Sr. Partner of ALMT Legal, Mumbai read with supplementary Title Opinion issued by Adv. Swati Gadgil-Oza on dtd. 27/07/2016 and Continuation Title Opinion issued by me on 26/05/2018 and dtd. 14/11/2018, 10/10/2019 and 4/08/2020 (Index-II search for last 30+ years) reflecting the flow of the title and rights of the Promoter, encumbrances, litigations etc. on the project mentioned hereinabove is enclosed herewith as **Annexure**.

Encl. : Annexure.
Date : 16/08/2023



Maheshkumar V. Pawar

Maheshkumar Vijaysinh Pawar
(Advocate)