

**FORMAT - A**  
**(Circular No. 28/2021)**

To  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT**

- Sub : i) Title clearance certificate with respect to Survey No.282/1B/2 admeasuring 40 Ars and the land bearing Survey No.282/1/A admeasuring 1 Hectare 2 Ares, totally admeasuring 142 Ares, i.e., 14200 sq.mtrs., both situated at Lohegaon, Taluka Haveli, District Pune (Hereinafter referred as the "Larger Property")
- ii) An area admeasuring 5253.19 sq.mtrs. with area admeasuring 349.94 sq.mtrs. as recreational open space from the aforesaid Larger Property is hereinafter referred as the "Smaller Property" or the "said property":

**PROJECT NAME : MINDSPACE RESIDENCY**  
**PHASE : 1**  
**BUILDING/TOWER : 3 & 4**

I have investigated the title of the said property at the request of the Vendors, viz., Tarachand Mahadu Khese and 4 others and the Developer M/s Anand Mindspace LLP.

1) **Description of the property :-**

- a) Larger Property : Survey No.282/1B/2 admeasuring 40 Ars and the land bearing Survey No.282/1/A admeasuring 1 Hectare 2 Ares, totally admeasuring 142 Ares, i.e., 14200 sq.mtrs., both situated at Lohegaon, Taluka Haveli, District Pune.
- b) Smaller property : An area admeasuring 5253.19 sq.mtrs. along with 349.94 sq.mtrs. open space from the larger portion in Phase I, constructing 2 towers, viz., tower No.3 and 4.



2) **The documents of allotment of property.**

Copies of the following documents are supplied to me for the purpose of this opinion:-

- 1) 7/12 Extract in respect of land bearing Survey No.282/1/A
- 2) 7/12 Extract in respect of land bearing Survey No.282/1B/2
- 3) Mutation Entry No.3773, 3850, 3857, 4216, 4361, 4561, 5050, 9503, 10570, 26003, 26004, 26005, 26006, 43305, 41471, 4728
- 4) Release Deed dated 27/07/2021 executed by Yojana Mahadu Khese.
- 5) Development Agreement dated 27<sup>th</sup> July, 2021 registered with the Office of Sub-Registrar Haveli No.17 at Serial No.7775
- 6) Power of Attorney dated 27<sup>th</sup> July, 2021 registered with the Office of Sub-Registrar Haveli No.17 at Serial No.7777
- 7) Zone Certificate dated 20<sup>th</sup> January 2021

3) **7/12 Extract or property card issued by competent authority dated with mutation entry no as covered in detail in Point 2 of the enclosed detailed report.**

4) **Search report for 30 years 1994 to 2024 (both inclusive).**

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Shree Tarachand Mahadu Khese and four others is clear, marketable and without any encumbrances.

a) **Owners of the said property –**

Shri Tarachand Mahadu Khese  
 Shri Sudam Mahadu Khese  
 Shri Madhukar Mahadu Khese  
 Shri Somnath Mahadu Khese  
 Shri Kailash Mahadu Khese



b) **Developer :**

M/s Anand Mindspace LLP.

**Qualifying comments/ remarks-**

Subject to whatever stated above, I am of the opinion that **Shri Tarachand Mahadu Khese and others** do hold a clear and marketable title to the said property and the same is free from any encumbrance whatsoever.

M/s Anand Mindspace LLP have every legal right to develop the said property, as per the Development Agreement and Power of Attorney executed by the Vendors.

The report reflecting the flow of the title of Tarachand Mahadu Khese and others on the said land is enclosed herewith as annexure.

Encl: Annexure (Detailed Search Report)

Pune,  
Dated: 6.5.2024

  
( AJAY GADEGAONKAR )  
ADVOCATE





**PRADEEP NANNAJKAR**  
**AJAY GADEGAONKAR**

Advocates4

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**FLOW OF THE TITLE OF THE SAID LAND.**

**PROJECT NAME : MINDSPACE RESIDENCY**  
**PHASE : 1**  
**BUILDING/TOWER : 3 & 4**

**Sr. No.**

- 1) 7/12 extract / Property Card as on date of application for registration- as more particularly described in encl. Annexure.
- 2) Search report for 30 years 1994 to 2024 ( both inclusive ) taken from Sub-registrar's office as mentioned in the encl. Annexure.
- 3) Any other relevant title – NA.
- 4) Litigations if any- No litigations.

Pune,  
Dated: 6.5.2024

( AJAY GADEGAONKAR )  
ADVOCATE



