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Advocates

6, 'Saraswati Sadan'

1206/B-13, Shivajinagar,

Pune – 411 004.

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Ref: Land bearing Survey No.282/1B/2 admeasuring 40 Ares 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.

- 1) Shri Tarachand Mahadu Khese
- 2) Shri Sudam Mahadu Khese
- 3) Shri Madhukar Mahadu Khese
- 4) Shri Somnath Mahadu Khese
- 5) Shri Kailas Mahadu Khese

VENDORS

Anand Mindspace LLP,
Represented by its
Authorized Partners
Mr. Devendra Bankatlal Rathi and
Mr. Manoj Ramdayal Asawa

DEVELOPER

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

SUPPLEMENTARY SEARCH & TITLE REPORT

I had issued a Search & Title Report, in respect of the above-referred property, on 12th May, 2022. By the said report, I had specifically opined that :

- a) *Land bearing Survey No.282/1B/2 admeasuring 40 Ars and the land bearing Survey No.282/1/A*



having recreational open space of 349.94 sq.mtrs..

- v) The Pune Municipal Corporation, vide Commencement Certificate dated 28th March, 2024 bearing CC/3448/2023 sanctioned the plan for the construction 2 buildings, viz., building/tower No.3 consisting of basement 1 + ground parking + 8 floors and tower No.4 consisting of basement 1 + ground parking + 14 floors.
- vi) They shall be commencing the construction of the multi-storied buildings over the said property, as per the plans and drawings sanctioned by the Pune Municipal Corporation within a short period.
- vii) City Engineer, Building Department of Pune Municipal Corporation issued a letter dated 3rd November, 2023 issued by to the Developer, granting NOC for the development of the said property.
- viii) The Pune Municipal Corporation sanctioned the layout for the purpose of IOD.
- ix) SEIAA (Maharashtra) granted Environmental Clearance to the said Project on 8th February, 2024.
- x) They have not mortgaged or otherwise encumbered the said property with any Bank or Financial Institution for available Project loan.

Along with the said letter, the Developer also provided the relevant documents for perusal.

I have gone through the documents provided by the Developer in detail. From the documents, it reveals that, after the issuance of Search and Title Report dated 12th May, 2022 that the Developer had submitted the layout to the Pune Municipal Corporation for approval and sanction. The Pune Municipal Corporation, vide commencement certificate dated 28th March, 2024, permitted the Developer to construct 4 buildings over the said property. Under the said layout, the area admeasuring 1166.19

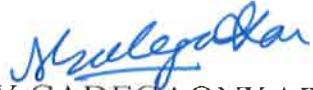


assistance of Advocate Nilesh Dagade, I have also carried out the search in the said offices in respect of the aforesaid property. I did not come across any entry adverse to the title of the Vendor Society as well as the Developer.

- i) The Developer is entitled to construct building/tower 3 consisting of basement 1 + ground parking + 8 floors and tower 4 consisting of basement 1 + ground parking + 14 floors over the area admeasuring 5253.19 sq.mtrs. from the said property as per the plans sanctioned by the Pune Municipal Corporation vide Commencement Certificate bearing CC/3448/2023 dated 28th March, 2024.
- ii) As per the Development Agreement dated 27th July, 2021, the Developer is also entitled to get the building plans revised from the Pune Municipal Corporation, from time to time, and construct additional floor/s or the tenement/s over the buildings being constructed on the said plot or construct buildings sanctioned under the original layout by utilizing the entire FSI potential and other benefits.
- iii) The Developer is entitled to sell, transfer and convey the tenements from the buildings being constructed over the said property to the prospective purchasers and appropriate the sale proceeds thereof, except the tenements which will be allotted to the Vendors.

This Supplementary Search and Title Report is issued in continuation of the Search and Title Report dated 12th May, 2022.

Pune,
Dated : 6.5.2024


(AJAY GADEGAONKAR)
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH001213567202425E	BARCODE			Date	26/04/2024-13:48:19		Form ID		
Department					Inspector General Of Registration					
Search Fee					Payer Details					
Type of Payment					Other Items					
Office Name					HVL16_HAVELI 16 JOINT SUB REGISTRAR					
Location					PUNE					
Year					2024-2025 One Time					
Account Head Details					Amount In Rs.					
0030072201 SEARCH FEE					75.00					
TAX ID / TAN (If Any)										
PAN No.(If Applicable)										
Full Name					ADVOCATE NILESH DAGADE					
Flat/Block No.										
Premises/Building										
Road/Street										
Area/Locality										
Town/City/District										
PIN										
Remarks (If Any)										
Amount In					Seventy Five Rupees Only					
Words										
Total					75.00					
Payment Details					STATE BANK OF INDIA					
FOR USE IN RECEIVING BANK										
Cheque-DD Details					Bank CIN					
					Ref. No.					
					00040572024042621442					
					IK0CSTPSN8					
Cheque/DD No.					Bank Date					
					RBI Date					
					26/04/2024-13:24:49					
					Not Verified with RBI					
Name of Bank					Bank-Branch					
					STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date					
					Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

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