



To, **308**

MahaRERA

109 – 113, Maharaja Sayajirao Gaikwad Udyog Bhavan,
Aundh, Pune – 411007.

LEGAL TITLE REPORT

Dear Sir,

Sub : Title clearance certificate with respect to all that piece or parcel of land admeasuring 28,817.22 Sq.Mtrs. out of the land bearing Survey No. 137/2, admeasuring 3 Hectares 13 Ares i.e. 31, 300 Sq.Mtrs., lying and situated at Village Pashan, Taluka Haveli, District Pune, within the Registration Sub-District of Taluka Haveli, District Pune, and within the limits of the Municipal Corporation of Pune, hereinafter referred to as, **“the said Property”**.

=====

We have investigated the title of the said Property as more particularly described hereinbelow on the request of **Livience Lifespace Private Limited**, having its registered address at Rectifier House, 570, Naigaon Cross Road, Wadala, Mumbai 400031, based on the documents more particularly referred to the Title Certificate dated 13 February 2023, Supplementary Title Certificate dated 26 October 2023 and Second Supplementary Title Certificate dated 10th February 2025 (hereinafter collectively referred to as said **“Title Certificates”**). The summary of the investigation of title undertaken by us is set out herein below:

A. DESCRIPTION OF THE SAID PROPERTIES:

All that piece or parcel of land all that piece or parcel of land admeasuring 28,817.22 Sq.Mtrs. out of the land bearing Survey No. 137/2, admeasuring 3 Hectares 13 Ares, lying and situated at Village Pashan, Taluka Haveli, District Pune, within the Registration Sub-District of Taluka Haveli, District Pune, and within the limits of the Municipal Corporation of Pune, hereinafter referred to as, **“the said Property”**.

B. THE DOCUMENTS OF ALLOTMENTS OF THE SAID PROPERTY ARE AS FOLLOWS:

- (i) Sale Deed dated 30 December 2020, registered with the office of the Sub-Registrar of Assurances, at Haveli No. 14, under Serial No. 5007/2021,



- executed by Gangubai Ranu Nimhan and others, in favour of Automatic Electric Power Private Limited, through its Director, Sharad Dattatray Bal;
- (ii) By a Certificate of Incorporation Pursuant to Change of Name dated 27 September 2022 issued by the Registrar of Companies, Mumbai, it appears that the name of Automatic Electric Power Pvt. Ltd. was changed to Livience Lifespace Pvt. Ltd.
- (iii) Deed of Conveyance dated 29 December 2023, registered with the office of Sub-Registrar of Assurances at Haveli No. 11 under Serial No. 417/2023, executed by Livience Lifespace Pvt Ltd. in favour of Pune Municipal Corporation;

C. REVENUE RECORDS

On perusal of the Digital 7/12 extracts downloaded on 6 February 2025, it appears that the name of Livience Lifespace Private Limited, through its director Sharad Dattatray Bal is recorded as the owner of a portion of land admeasuring 28817.22 Sq.Mtrs. i.e. the said Property.

D. SEARCH REPORTS OF THE SAID PROPERTY:

Index II Search Reports dated 30 April 2022, 17 October 2023 and 3 February 2025, issued by the search agent, Advocate Kailash Thorat in respect of search conducted in respect of the said Property for a period of 33 years from the year 1993 upto 2025 carried out in the offices of the Sub-Registrar and on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in>];

- E. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that subject to whatever is stated in the flow of title at Annexure A attached herein and subject to the mortgage of Bajaj Housing Finance Limited, the title of Livience Lifespace Private Limited to the said Property is clean, clear and marketable.

F. OWNER OF THE SAID PROPERTY:

Livience Lifespace Private Limited is the owner of the said Property.





G. The Qualification comments/remarks, if any, are as stated in the said Title Certificates and also in **Annexure B** annexed hereto.

H. The report reflecting the flow of title of the Livience Lifespace Private Limited to the said Property, is to be read in conjunction with the said Title Certificates annexed at **Annexure C, D and E** hereto, and is subject to what is stated therein, including the observations, qualifications and assumptions stated therein. We have thereafter not updated the title in respect of the said Property and the present Legal Title Report shall be restricted only for the period till February 2025.

Dated this 10th day of February, 2025.

For H&Co. Legal

Partner

Enclosed:

Annexure as above.

Encl:

- a. ANNEXURE A (Flow of Title);
- b. ANNEXURE B (Qualification of Title);
- c. ANNEXURE C (Title Certificate dated 13 February 2023)
- d. ANNEXURE D (Supplementary Title Certificate dated 26 October 2023)
- e. ANNEXURE E (Second Supplementary Title Certificate dated 10th February 2025)



ANNEXURE A

Flow of Title of the said Property

1. Property Card/ 7/12 Extract:

On perusal of the Digital 7/12 extracts downloaded on 6 February 2025, it appears that the name of Livience Lifespace Private Limited, through its director Sharad Dattatray Bal is recorded as the owner of a portion of land admeasuring 28817.22 Sq.Mtrs. i.e. the said Property.

2. Mutation Entry:

- a. By Mutation Entry No. 6934 dated 25 May 2021 the name of Automatic Electric Power Private Limited, through its directors Sharad Dattatray Bal was recorded as the owner in the 7/12 extract of the said Property;
- b. By Mutation Entry No. 7191 dated 14 September 2023, pursuant to Certificate of Incorporation Pursuant to Change of Name dated 27 September 2022 issued by the Registrar of Companies, Mumbai, the name of Livience Lifespace Private Limited was recorded as owner in the 7/12 extract for the said Property;

3. Index II Search Report:

Index II Search Reports dated 30 April 2022, 17 October 2023 and 3 February 2025, issued by the search agent, Advocate Kailash Thorat in respect of search conducted in respect of the said Property for a period of 33 years from the year 1993 upto 2025 carried out in the offices of the Sub-Registrar and on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in>];

4. Any other relevant title

- a. By Commencement Certificate bearing No. CC/2814/22 dated 23 January 2023, Pune Municipal Corporation granted permission to the Present Owner to commence development of the said Survey No. 137/2 admeasuring 3 Hectare 13 Ares, (hereinafter referred to as "**Larger Land**") including the said Property as per the sanctioned plan and on the terms and condition stated therein.





- b. Subsequently an application was made for revision of the aforesaid commencement certificate and by Commencement Certificate bearing No. CC/1564/23 dated 5 October 2023 was issued by the Pune Municipal Corporation on the terms and conditions stated therein.
- c. The revised Commencement Certificate dated 5 October 2023 has been further revised by Commencement Certificate bearing No. CC/1292/24 dated 13 August 2024 on the terms and conditions stated therein.

5. Litigation

NIL

Dated this 10th day of February 2025.

For H & Co Legal

Partner





ANNEXURE B
Qualification of Title

- a. By an Indenture of Mortgage dated 30 September 2023, registered with the office of Sub-Registrar of Assurances at Haveli No. 22, under Serial No. 22305/2023, made and entered into between Livience Lifespace Private Limited as the Borrower therein and Bajaj Housing Finance Limited as the Lender therein, the Borrower therein availed a loan of Rs. 60,00,00,000/- (Rupees Sixty Crores Only) from the Lender therein, by creating a charge on the said Property on the terms and conditions stated therein.
- b. By a Lease Deed dated 6 July 2023, registered with the office of Sub-Registrar of Assurances at Haveli No. 15 under Serial No. 13315/2023, made and entered into between Automatic Electric Power Pvt. Ltd. through their Director Sharad Dattatray Bal therein referred to as Lessor and Maharashtra State Electrical Distribution Company Ltd. through their authorised representative Mr. Sanjiv Rathod therein referred to as the Lessee, the Lessor therein granted lease in respect of portion of a portion of land admeasuring 50 Sq.Mtrs. out of the said Property in favour of the Lessee therein on the terms and conditions stated therein.

