

RR/DPK/ 0 7 2 _



H&Co Legal
ADVOCATES & ATTORNEYS

To,

MahaRERA

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

LEGALTITLE REPORT

Dear Sir,

Sub : Title clearance certificate with respect to land bearing Sector No. R – 9 admeasuring bearing admeasuring 52.02 Ares equivalent to about 5202 Sq.Mtrs. or thereabouts out of the 88.02 Ares situated at Village Manjari, Taluka Haveli, District Pune more particularly described in Section I below (hereinafter collectively referred to as the “**said Properties**”)

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We have investigated the title of the said Properties as more particularly described hereinbelow on the request of Manjari Housing Projects LLP, having its registered address at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai 400 079. The summary of the investigation of title undertaken by us is set out herein below:

A. DESCRIPTION OF THE SAID PROPERTIES:

All those pieces and parcels of land bearing Sector No. R – 9 admeasuring bearing admeasuring 52.02 Ares equivalent to about 5202 Sq.Mtrs. or thereabouts out of the 88.02 Ares owned by Manjari Housing Projects LLP forming part of lands totally admeasuring 1 Hectare 88 Ares having details as mentioned hereinbelow situated at Village Manjari, Taluka Haveli, District Pune, within limits of Pune Municipal Corporation:-

SR. NO.	VILLAGE	SURVEY NO.	AREA UNDER R9 (in Ares)	AREA OWNED BY THE OWNER (IN ARES)	TOTAL AREA OF LAND (IN Ares)	REFERRED TO AS
1.	Manjari	159	18.09	27	86	Said Property No. 1
2.		160	33.93	61.02	102	Said Property No. 2
TOTAL			52.02	88.02	188	



hereinafter collectively referred to as the “**said Properties**”. The said Properties forms part of an Integrated Township Project being developed at Village Manjari and Wagholi and has been termed as Sector R - 9 in the sanctioned plan under Letter bearing No. BHA/C.R. No. 920/23-24/Mouza Manjari Khurd/S. No. /G. No. CTS No. 124 and others dated 31 August 2023 issued by Pune Metropolitan Region Development Authority (PMRDA). This Letter has been issued at the specific request of the Manjari Housing Projects LLP who have by their letter dated 20 June 2024 confirmed that the said Sector R – 9 comprises of the said Properties.

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

Deed of Conveyance dated 1 February 2019, registered with the office of Sub-Registrar of Assurances at Haveli No. 11 under Serial No. 9001/2019, executed by Ashdan Developers Private Limited, in favour of Manjari Housing Projects LLP.

C. REVENUE RECORDS

On perusal of the 7/12 extracts of the said Properties for the period 2022-23 to 2023-24, it appears that, the name Manjari Housing Projects LLP is recorded in the owners' column for the said Larger Land No. 1 i.e. land bearing Gat No. 159 admeasuring 86 Ares and said Larger Land No. 2 i.e. land bearing Gat No. 160 admeasuring 1 Hectare 2 Ares.

D. SEARCH REPORTS OF THE SAID PROPERTIES:

1. Index II Search Reports dated 20 December 2018 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1989 upto 2018;
2. Supplementary Index II Search Reports dated 11 February 2020 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 3 years from the year 2018 upto 2020;
3. Supplementary Index II Search Report dated 16 October 2020 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 1 year i.e. the year 2020;
4. Supplementary Index II Search Report dated 3 May 2024 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 4 years for the period from 2020 to 2024;



E. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Properties, we are of the opinion that subject to whatever is stated in Annexure A attached herein, the title of Manjari Housing Projects LLP to the said Properties is clean, clear and marketable.

F. OWNER OF THE SAID PROPERTIES:

Manjari Housing Projects LLP is the owner of the said Properties.

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

H. The report reflecting the flow of title of the Manjari Housing Projects LLP to the said Properties, is to be read in conjunction with what is stated in **Annexure A**, 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 Properties and the present Legal Title Report shall be restricted only for the period till April 2024.

Dated this 20th day of June, 2024.

For H & Co. Legal



Partner

Enclosed:

- a. Annexure A (Flow of Title);
- b. Annexure B (Qualification of Title);
- c. Annexure C (List of Documents Perused);