



AMIT.A. CHOUDHARY
ADVOCATE

Residence :-

Flat No. 25. "Kuber Market", 5th Floor,
Padwal Ali, Near Mankarnika Aushodhlay,
Near Chaphekar Chowk, Chinchwad,
Pune - 411 033.
Mobile No :- 99212 00786.

Office :-

Office No:- 23, 24, 25.
"Sukhwani Chambers"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020- 66301835.

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(Circular No. :- 28/2021)

To

Hon^{ble} MahaRERA Authority.

At :- 6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Subject :-	Title clearance Certificate with respect of Property bearing Gat No. 115 having area admeasuring 00 H. 15 Ares i.e. 1500 Sq. Mtrs., and Gat No. 116 having area admeasuring 00 H. 11 Ares i.e. 1100 Sq. Mtrs., and Gat No. 117 having area admeasuring 00 H. 17 Ares i.e. 1700 Sq. Mtrs., and Gat No. 118 having area admeasuring 00 H. 15 Ares i.e. 1500 Sq. Mtrs., and Gat No. 140/1 having area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road., and Gat No. 140/2 having area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road., and Gat No. 143 having area admeasuring 00 H. 55 Ares i.e. 5500 Sq. Mtrs., having total admeasuring area of 25412 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" and following documents i.e. :-



1) Description of the Property :-

Property bearing Gat No. 115 having area admeasuring 00 H. 15 Ares i.e. 1500 Sq. Mtrs., and Gat No. 116 having area admeasuring 00 H. 11 Ares i.e. 1100 Sq. Mtrs., and Gat No. 117 having area admeasuring 00 H. 17 Ares i.e. 1700 Sq. Mtrs., and Gat No. 118 having area admeasuring 00 H. 15 Ares i.e. 1500 Sq. Mtrs., and Gat No. 140/1 having area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road., and Gat No. 140/2 having area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road., and Gat No. 143 having area admeasuring 00 H. 55 Ares i.e. 5500 Sq. Mtrs., having total admeasuring area of 25412 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune.

2) The Document of allotment of Plot :-

Sr. No .	Description of Document
1)	Development Agreement dated 01/02/2025.
2)	Irrevocable Power of Attorney dated 01/02/2025.

3) 7/12 extract issued by The Hon'ble Talathi, Borhadewadi, Taluka Haveli, District Pune and Mutation Entry No. 1884, 1992, 3269, 3311, 3476, 3975, 4385, 4902, 4903, 4943, 6926, 9422, 1117, 3995, 4292, 864, 2006, 3644, 4184, 4185, 4338, 6779, 9422, 5163, 5695, 7270, 1260, 1177, 1, 215, 3449, 4689, 8804, 8805, 495, 407, 2849, 4618, 4991, 5535, 5536, 5537, 6804.

4) Search Report for 30 Years from 1995 till 2025.

On perusal of the above mentioned documents and all other relevant documents which is provided by M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others to me, that relating to title of the said Property I am of the opinion that the title of M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.



Owners of the Land	Property No.
M/S. AROHA CONSTRUCTION & DEVELOPERS PVT. LTD. Change of Company Name by Order of Ministry of Corporate Affairs M/S. AROHA CONSTRUCTION & DEVELOPERS LLP. Through Its Authorized Partners and/or Authorized Signatory MR. KIRANKUMAR SHANTILAL SHAH. Through its Developers & POA Holder M/S. VRUNDA SKYSCRAPERS.	Gat No. 115, Gat No. 116, Gat No. 117, Gat No. 118, Gat No. 140/1, Gat No. 140/2, Gat No. 143.

A Registered Partnership Firm Through its Partner, MR. TARUN SATBIR MITTAL.	
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The report reflecting the flow of the title of the M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" on the said land is enclosed herewith as annexure.

5) Litigation if any - Nil

Place :- Pimpri, Pune.

Date :- 03/03/2025.



**AMIT ASHOK CHOUDHARY
ADVOCATE**



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particular
1)	7/12 Extract of Property bearing Gat No. 115, Gat No. 116, Gat No. 117, Gat No. 118, Gat No. 140/1, Gat No. 140/2, Gat No. 143.
2)	Mutation Entry No. 1884, 1992, 3269, 3311, 3476, 3975, 4385, 4902, 4903, 4943, 6926, 9422, 1117, 3995, 4292, 864, 2006, 3644, 4184, 4185, 4338, 6779, 9422, 5163, 5695, 7270, 1260, 1177, 1, 215, 3449, 4689, 8804, 8805, 495, 407, 2849, 4618, 4991, 5535, 5536, 5537, 6804.
3)	Search Report for 30 Years from 1995 till 2025 taken from Sub-Registrar Office at Pune.
4)	Any Other relevant Document on my perusal :- a) Development Agreement. b) Irrevocable Power of Attorney.

Place :- Pimpri, Pune.

Date :- 03/03/2025.



AMIT ASHOK CHOUDHARY
ADVOCATE