



Legal Assure
Enterprises

ADV MANISHA CHITNIS

NOTARY, GOVERNMENT OF INDIA,

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FORMAT — A
(Circular No.: -27/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Contiguous Block of the Land aggregating to 2088 sq. mtrs. Formed of the Land /Land Parcels i.e. is to say : 1) the Portion of Land admeasuring 608 sq. mtrs. (Hectare 00 = 06.8 Ares) bearing Survey No, 55/4/78/5, 2) the Portion of Land admeasuring 240 sq. mtrs. out of the total Land admeasuring 440 sq.mtrs. (Hectare 00 =04.40 Ares) bearing Survey No, 55/4/78/4, 3) the Portion of Land admeasuring 1240 sq. mtrs. formed out of the Portions of the Land admeasuring 485 sq.mtrs., 555 sq.mtrs. and 200 sq.mtrs. out of the total land admeasuring 1350 sq. mtrs. (Hectare 00 =13.50 Ares) bearing Survey No, 55/4/78 (Part) all, situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the Municipal limits of the Pune Municipal Corporation, Hereinafter referred as "the said Land"

I have investigated the title of the said Land on the request of **M/S ELEGANCE LANDMARKS** A Registered Partnership Firm, duly registered under the provisions of the Indian Partnership Act 1932, and having its Registered Office at Flat No. B2-74, Elite Empire, Sy No. 7+8, Behind Elite Premio, Balewadi, Pune 411045 on following documents i.e.:-

- 1 Description of the - property : All that Piece and Parcel of the Portion of the Contiguous Block of the Land aggregating to 2088 sq. mtrs. Formed of the Land /Land Parcels i.e. is to say : 1) the Portion of Land admeasuring 608 sq. mtrs. (Hectare 00 =06.8 Ares) bearing Survey



No, 55/4/78/5, 2) the Portion of Land admeasuring 240 sq. mtrs. out of the total Land admeasuring 440 sq,mtrs. (Hectare 00 =04.40 Ares) bearing Survey No, 55/4/78/4, 3) the Portion of Land admeasuring 1240 sq. mtrs. formed out of the Portions of the Land admeasuring 485 sq,mtrs., 555 sq.mtrs. and 200 sq.mtrs. out of the total land admeasuring 1350 sq. mtrs. (Hectare 00 =13.50 Ares) bearing Survey No, 55/4/78 (Part) all, situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the Municipal limits of the Pune Municipal Corporation

- 2 The documents of allotment of : Sale Deed dated 29/03/2022, duly registered in the Office of Sub-Registrar, Haveli 19, Pune under serial No. 10484/2022, on 03/06/2022,
- 3 7/12 extract or property card issued by Office of Tahsildar, Haveli, Pune dated. 15.01.2023, Mutation Entry No. 23634 dated 13/05/2022
- 4 Search report for 30 years from 13/09/1992 till 12/09/2022

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land - **M/S ELEGANCE LANDMARKS**
Particulars of the Land - As Mentioned above

4) Qualifying comments/remarks if any – NIL

5) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as an Annexure.

Encl : Annexure.
Date: 10.02.2023



Advocate Manisha S. Chitnis