



Off. Add: Shop No. 2, Ground Floor, Badrichampa Apartment, 132 A, Nana Peth, Pune - 411002.

FORMAT- A
(Circular No.: 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Survey No. 137/3/1 totally admeasuring about 00 H 12 R, land admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, land admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, Survey Nos. 137/4 totally admeasuring about 00 H 24 R and Survey Nos. 138/2A totally admeasuring about 00 H 41 R, at Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation. (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of M/s. Ravima Developer and following documents :-

1. Description of the property:

1. All that piece and parcel land at Survey No. 137/3/1 totally admeasuring about 00 H 12 R, Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :
On or towards East : By property of Survey No. 137/4
On or towards South : By property out of Survey No. 129
On or towards West : By property of Mr. Sandip Popat Pawar out of Survey No. 137/3/2
On or towards North : By Govt. road

2. All that piece and parcel land admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :
On or towards East : By property of Survey No. 137/3/1
On or towards South : By property of Survey No. 137/2
On or towards West : By property of Survey No. 137/3/2
On or towards North : By Govt. road

3. All that piece and parcel land admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, Village Tathawade, Taluka



Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

- On or towards East : By property of Survey No. 137/3/1
- On or towards South : By property of Survey No. 137/2
- On or towards West : By property of Survey No. 129
- On or towards North : By property of Survey No. 137/3/1

4. All that piece and parcel land admeasuring about 00 H 04 R out of Survey Nos. 137/3/2 totally admeasuring about 00 H 12 R, Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

- On or towards East : By property of Survey No. 137/3/1
- On or towards South : By property of Survey No. 137/2
- On or towards West : By property of Survey No. 137/3/2
- On or towards North : By property of Survey No. 137/3/2

5. All that piece and parcel land at Survey Nos. 137/4 totally admeasuring about 00 H 24 R, Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

- On or towards East : By Survey No. 138/2A
- On or towards South : By Survey No. 129 Part
- On or towards West : By Survey No. 137/3
- On or towards North : By Govt. road

6. All that piece and parcel land at Survey Nos. 138/2A totally admeasuring about 00 H 41 R, Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

- On or towards East : By Survey No. 138/2B
- On or towards South : By Survey No. 129 Part
- On or towards West : By Survey No. 137/4
- On or towards North : By Govt. road

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. Documents of Allotment of Plot:

- 2.1 7/12 Extract
- 2.2 Mutation Entries
- 2.3 Sale Deeds
- 2.4 Release Deeds
- 2.5 Development Agreement
- 2.6 Power of Attorney

3. Search report for 30 years from 1991 till 2021.

4. 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 M/s. Tulip Properties has acquired development rights of the said land and title of the said land is clear marketable and without any encumbrances except the encumbrances mentioned in the Annexure.





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5. Owners of the Land:

The said land belonged to M/s. Realityworld Infracon.

6. The report reflecting the flow of the title of the M/s. Ravima Developer on the said land is enclosed herewith as annexure.

Date:12.10.2021

Sheetal K. Charkha (Bhattad)
Adv. SHEETAL K. CHARKHA
B.A.,LL.B. (BHATTAD)
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