

FORMAT – A

To (Circular No.:- 'a' /2021)
MahaRERA

Date – **10/06/2023**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S. No 150P**
situated at **Tathawade**, Taluka: **Mulshi**, District: Pune
(hereinafter referred as the said plot **4845.45 sq. m.**)

I have investigated the title of the said plot on the request of **M/S. IDEAL WOOD WORKING & ENGINEERING COMPANY PRIVATE LIMITED**, a company registered under the provisions of the Companies Act, 1956 through its Authosied Director and Signatory – 1) Shri. Dhananjay Vitthal Kalbhor, 2) Shri. Ajinkya Vitthal Kalbhor, having its Office at 50/4, Kalbhor corporate, Pune – Mumbai Road, Tuljai Vasti, Akurdi, Pune-411035 of the same following documents i.e.: -

- 1) Description of the property: **Survey No. 150P**, admeasuring area of **4845.45 sq.m.**

East: By Sr No 149

West: By Sr No 151 and By Sr No 156

North: By Sr No 148 and By Sr No150

South: By Sr No 150

- 2) The documents of allotment of plot.
- 3) 7/12 extract of Survey No. 150 issued by Gaokamgar Talathi mauje- Tathawade, Tal.- Mulshi, Dist. Pune Mutation Entry No : 7738 dated 09/05/2023.
- 4) Search report for 30 years from 1994 till 2023.

2/- 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 **M/S. IDEAL WOOD WORKING & ENGINEERING COMPANY PRIVATE LIMITED**, a company registered under the provisions of the Companies Act, 1956 through its Authosied Director and Signatory – 1) Shri. Dhananjay Vitthal Kalbhor, 2) Shri. Ajinkya Vitthal Kalbhor, having its Office

at 50/4, Kalbhor corporate, is clear, marketable and without any encumbrances.

Owners of the land

1)Mr. Hanumant R. Pawar, 2) Mrs. Vimal H. Pawar, 3) Mr. Shrikant H. Pawar, 4) Miss. Jyotsna H. Pawar, 5) Mrs. Deepali R. Sakhare, 6) Mrs. Shilpa S. Kad, 7) Mr. Tanaji R. Pawar, 8) Mrs. Surekha T Pawar, 9) Mr. Sagar T. Pawar, 10) Mr. Kiran T. Pawar, 11) Mrs. Swapna M. Padale, 12) Mr. Reshma R. Rakshe, 13) Mr. Sambhaji R. Pawar 14) Mr. Saurabh Sambhaji Pawar, 15)) Mr. Vaibhav Sambhaji Pawar, 16) sMrs. Manisha S. Pawar (Development Agreements No. 6156/2016) and development rights with M/S. IDEAL WOOD WORKING AND ENGINEERING COMPANY PRIVATE LIMITED through its partner 1) Mr. Dhananjay Vitthal Kalbhor 2) Mr. Ajinkya Vitthal Kalbhor

(4) Qualifying comments/remarks if any - NA

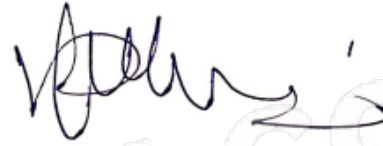
3/- The ~~report~~ reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Pune

Date:

10/06/2023



PRASAD L. MOKASHI

ADVOCATE



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FORMAT - A
(Circular No.:- 2'b/2021)


FLOIY OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/ 12 extracts of land.
- 2) Mutation Entry No. 7738 Dated 09/05/2023
- 3) Search report for 30 years from **1994 To 2023** Taken from Sub-Registrar'office at
- 4) Any other relevant title.
- 5) Litigations if any. **NA**

Date:

Advocate.
(Stamp)


PRASAD L. MOKASHI
ADVOCATE

