

Vishal Jagdale

Advocate

Contact No. 9850877741,

E-mail ID: adv.vishaljagdale@gmail.com

Office at:- Preet Pride, Office No. 301 & 302,

Kunal Icon Road, Near Saibaba Temple,

Pimple Saudagar, Pune - 411027.,



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To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan
Plot No. C -21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to...

Survey No. 244, Hissa no. 4, area admeasuring 00 H 95 R + 00 H 01 R i.e. total area admeasuring **00 H 96 R**, assessed at Rs. 06.15 Paise, situated at village **Wakad**, Taluka Mulshi, Dist. Pune,

(Hereinafter referred as the "said property")

I have investigated the title on the said property on the request of **M/S. K & T INFRASTRUCTURE THROUGH ITS PARTNER RAJIV SHRADHANAND TYAGI AND RAHUL TANAJI KALATE**

and following documents i.e. :

1. DESCRIPTION OF THE PROPERTY

All the piece and parcel of property bearing **Survey No. 244, Hissa no. 4**, area admeasuring 00 H 95 R + 00 H 01 R i.e. total area admeasuring **00 H 96 R**, assessed at Rs. 06.15 Paise, situated at village Wakad, Taluka Mulshi, Dist. Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Mulshi & which is bounded as under:-

On or towards the East	:	By C.T.S.No.759.
On or towards the South	:	By 45 mtrs. D. P. Road.
On or towards the West	:	By C.T.S.No.759.
On or towards the North	:	By S.No.239 (part) 1 Mount-Vert Scheme.



2. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. Copies of 7/12 extracts.
2. Copies of Mutation Entries.
3. Copy of Released Deed dated 20/04/2000
4. Copy of ULC Order.
5. Copies of Development Agreement.
6. Copies of Power of Attorney.
7. Copy of previous Search Reports.
8. Copy of Layout Plans.
9. Copy of Building Plans.
10. Copy of NA Order.
11. Copy of Commencement Certificate.
12. Copy of Completion Certificate.

3. 7/12 EXTRACTS ISSUED BY TALATHI OFFICE.

SR. NO	SURVEY NO.	MUTATION ENTRIES
1.	Survey No. 74/1A/2/2	314, 1795, 2011, 2112, 5216, 7854, 8146, 8343, 8497, 9372, 9562, 15682.

4. SEARCH REPORT OF LAST 30 YEARS I.E. FROM 1994 TO 2023 TILL TODAY

That I have carried out search for the period of 30 years commencing from **1994 to 2023** and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property. It is further clarified that physical searches have been taken in the office of the Sub-Registrar of Assurances. It is clarified that in E- searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

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. K & T INFRASTRUCTURE THROUGH ITS PARTNER RAJIV SHRADHANAND TYAGI AND RAHUL TANAJI KALATE** is clear, marketable and without any encumbrances.



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OWNERS OF THE LAND

A) That Babu Kondiba Vinode is the owner of 00 H 16 R out of the total area admeasuring of Survey No. 244/4, situated at village Wakad, Tal - Mulshi, Dist - Pune.

B) Ramesh Babu Vinode is the owner of 00 H 16 R out of the total area admeasuring of Survey No. 244/4, situated at village Wakad, Tal - Mulshi, Dist - Pune.

C) Suresh Babu Vinode is the owner of 00 H 16 R out of the total area admeasuring of Survey No. 244/4 situated at village Wakad, Tal - Mulshi, Dist - Pune.

D) Dattatray Kondiba Vinode, Kamlesh Dattatray Vinode, Sachin Dattatray Vinode, Prashant Dattatray Vinode are the owners of 00 H 48 R out of the total area admeasuring of Survey No. 244/4 situated at village Wakad, Tal - Mulshi, Dist - Pune.

The report reflecting the flow of the title of the Owners/Developers on the said land is enclosed herewith as annexure.

Encl :

1. Flow of the title of the said land.




ADVOCATE

Date: 09/01/2023.