



Rakesh Jain

Survey No 271/47 Shridharnagar
Behind Ramkrishna More Auditorium
Chinchwad Pune 411033

FORMAT - A
(Circular No.:- 12021)

To
MahaRERA
HousefinBhavan, Plot No. C - 21,
E - Block, BandraKurla Complex,
Bandra (E), Mumbai 400051

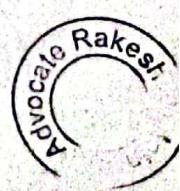
Legal Title Report

Sub: Title clearance certificate with respect to plot no. Survey no.139P admeasuring 10,484 sq mtrs situated at Village Tathawade Taluka Mulshi, within the jurisdiction of Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation District Pune herein after referred to as said Plot.

I have investigated the title of the said plot on the request of a]Shri. Shrikant Hanumant Pawar, b]Shri. Avinash Prahlad Dighe and c]Shri Tejas Dilip Sonigara partner of M/s Grand Realty

1) Description of the property	On or towards East : Survey No.140 On or towards South : Part of Survey No.139 On or towards West : Survey No.138 On or towards North : Road:
2) The documents of allotment of plot.	➢ Development Agreement dated 22/03/2022 and registered at office of Sub-Registrar Haveli No.13 at serial No.3745/2022 ➢ Development Agreement dated 17/02/2023 and registered at office of Sub-Registrar Haveli No.19 at serial No.3795/2023 ➢ Development Agreement dated 02/03/2023 and registered at office of Sub-Registrar Haveli No.19 at serial No.4744/2023 ➢ Development Agreement dated 02/03/2023 and registered at office of Sub-Registrar Haveli No.19 at serial No.4739/2023
3) 7/12 extract or property card issued by	<ul style="list-style-type: none">• 7/12 extract for 1990 to 2023 of Survey No. 139• Mutation entry No. 2798, 2374, 7441, 7260, 7138, 7260, 6199, 7482, 7441,
4)	<ul style="list-style-type: none">• Search report for 30 years from 1990 till 2022• On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Owner 1)Ankush Damu Pawar, 2)Khandu Damu Pawar, 3)Shri. Tanaji Ramu alias Rambhau Pawar, 4)Shri. Shrikant Hanumant Pawar, 5) Vimal Hanumant Pawar, 6)Dipali Ravindra Sakhre, 7)Shilpa Suraj Kad, and 8)Jyotsna Sachin Malghe is clear, marketable and without any encumbrances a]Shri. Shrikant Hanumant Pawar, b]Shri. Avinash Prahlad Dighe and c]Shri Tejas Dilip Sonigara partner of M/s

2/-



Grand Realty the Developer of the land have acquired the right title and interest to develop the said land

Owners of the land a. 1) Ankush Damu Pawar and 2) Khandu Damu Pawar along with 1)Saraswati Ankush Pawar, 2)Kailas Ankush Pawar, 3)Manisha Kailas Pawar, 4)a)Shrishti Kailas Pawar,b)Samriddhi Kailas Pawar, c)Swrali Kailas Pawar, through their natural guardian Shri. Kailas Ankush Pawar 5)Sunita Nitin Gawde maiden name Sunita Ankush Pawar, 6)Rekha Satish Tavre maiden name Rekha Ankush Pawar, 7)Surekha Rohidas Berge maiden name Surekha Ankush Pawar, 8)Sarika Shahaji Bhosle's maiden name Sarika Ankush Power, 9) Dwarka Khandu Pawar, 10) **Nikhil** Khandu Pawar, 12)Pratiksha Nikhil Pawar, 13)Akshara Nikhil Pawar through natural guardian Nikhil Khandu Pawar, 14)Komal Tushar Shelar maiden name Komal Khandu Pawar

Land bearing Survey No.139 admeasuring 00H 60.5R(i.e., 6050sq mtrs) situated at Village Tathawade Taluka Mulshi within Taluka Mulshi within the Registration limits of Sub Registrar Haveli and local limits Pimpri Chinchwad Municipal Corporation District Pune, and bounded as under

- On or towards the East : Survey No.140
- On or towards the South : Part of Survey No.139
- On or towards the West : Survey No.138
- On or towards the North : Road

b. 1)Shri. Tanaji Ramu Land bearing Survey No.139 admeasuring





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alias Rambhau 00H 22.16R(i.e., 2216sq mtrs) situated at
Pawar, along Village Tathawade Taluka Mulshi within
with the Registration limits of Sub Registrar
1)Surekha Tanaji Haveli and local limits Pimpri Chinchwad
Pawar, Municipal Corporation District Pune, and
2)Sagar Tanaji bounded as under
Pawar,
3)Mansi Kiran • On or towards the East : Part of Survey
Jadhav maiden No.139
name Kiran • On or towards the South : Part of Survey
Tanaji Pawar, No.139
4)Reshma Rahul • On or towards the West : Survey No.139
Rakshe Maiden name Reshma
name Reshma
Tanaji Pawar,
5)Swapna Mahendra Padale • On or towards the North : Road
maiden name - Swapna Tanaji
Pawar

c. 1. Shri. Shrikant Land bearing Survey No.139 admeasuring
Hanumant 00H 18.83R(i.e., 1883sq mtrs) situated at
Pawar, Village Tathawade Taluka Mulshi within
2. Vimal Hanumant the Registration limits of Sub Registrar
Pawar, Haveli and local limits Pimpri Chinchwad
3. Dipali Ravindra Municipal Corporation District Pune, and
Sakhre, bounded as under
4. Shilpa Suraj Kad, • On or towards the East : Part of Survey
and No.139
5. Jyotsna Sachin • On or towards the South : Part of Survey
Malghe No.139
• On or towards the West : Survey No.138
• On or towards the North : Part of Survey
No.139 and Road

d. 1. Shri. Shrikant Land bearing Survey No.139 admeasuring
Hanumant 00H 3.35R(i.e., 335sq mtrs) situated at
Pawar, Village Tathawade Taluka Mulshi within
2. Vimal Hanumant the Registration limits of Sub Registrar
Pawar, Haveli and local limits Pimpri Chinchwad
3. Dipali Ravindra Municipal Corporation District Pune, and
Sakhre, bounded as under
4. Shilpa Suraj Kad, • On or towards the East : Part of Survey
and No.139
5. Jyotsna Sachin • On or towards the South : Part of Survey
Malghe along No.139
with 1)Gauri
Srikant Pawar
2)Princeika
Srikanth Pawar
through natural
guardian Srikanth
Hanumant Pawar

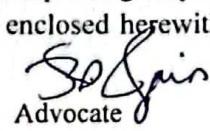


Qualifying
comments/re
marks
if any

the developer has the assured by an Affidavit dated 23/03/2023 that the captioned lands shall not be affected by the of decree dated 25/09/1995 passed by the Honorable Civil Court Senior Division Pune in Special Civil Suit No.687/1989 filed on 26/06/1989, subject of the whatever stated/mentioned hereinabove, I state that, the Developer are entitled to develop the captioned properties, by Page | 4 constructing buildings comprising of various flats/ Shops /Units/ Parking/ Space/Open-Space/Terrace, etc., in the said building/s and sell the same to prospective purchasers for consideration and retain the sale proceeds thereof, there is no other hurdle, impediment, or restrictive clause or clause except land under acquisition for road as mentioned herein above, which shall impair the promoter's right to develop the said plot and to utilize the maximum benefits out of the said plot

The report reflecting the flow of the title of the, a]Shri. Shrikant Hanumant Pawar, b]Shri. Avinash Prahlad Dighe and c]Shri Tejas Dilip Sonigara partner of M/s Grand Realty the Developer on the said land is enclosed herewith as annexure.

Date 24/03/2023


Advocate

