

PRADIP A. NIMBALKAR

B.A.L.L.B., D.L.L. & L.W.

Advocate & Notary (Govt. Of India)



ROHAN P. NIMBALKAR

B.S.L., LL.B. (ADVOCATE)

OFFICE :-

Opp. Deluxe Fortune, Pimpri,

Pune - 411 017.

Office **9421916877**

Mobile : 90110 81736 / 98230 40049

Time : 10-00 a.m. To 2-00 p.m.

7-00 p.m. To 9-00 p.m.

Ref. No. :

Date : **07 MAY 2022**

FORMAT - A

(Circular No. :- 28/2021)

To

Maharashtra Real Estate Regulatory Authority

6th and 7th Floor, House in Bhavan, Plot no C-21, E Block

Bandra Kurla Complex, Bandra (E). Mumbai-400051

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to the Survey no 49/1 undivided share area about 00 Hectare 25R+00 hectare 12R+00 Hectare 03R+00 Hectare 13R out of total land having Cts no as 4306/6 to 4306/15, 4307, 4307/1 to 4307/8, 4308, 4308/1 to 4308/7, 4309, 4309/1 to 4309/3 Taluka - Haveli, District - Pune, within the limits of Pimpri Chinchwad Municipal Corporation within the jurisdiction of sub-registrar Haveli Pune

(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR MANISH PRAKASH JAIN, R/at - Sangita nagar, Shop no 5, Vivek nagar, Akurdi, Pune 411035 and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 issued by Talathi Office
- 4) Commencement Certificate and revised certificate
- 5) Rera Certificate

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Ref. No. : 6) Search Report for 30 years from 1993 till 2022.

Date : **07 MAY 2022**

2. THE DOCUMENTS PERTAINING TO THE LAND UNDER THE PRESENT TITLE REPORT

- A) Development Agreement and Power of Attorney dated 09/07/2015 registered at sub registrar Haveli no. 18 having no. 5269/2015 and 5270/2015
- B) Power of Attorney by consenting parties namely Jayshree Ashok Kalbhor and other having register no. as 5264/2015 at sub registrar Haveli no. 18
- C) power of attorney to Mr. Kishore Mahadev Kalbhor dated 17/09/2016 registered at sub registrar Haveli no. 18 having register no. s 10516/2016
- D) Development Agreement and Power of Attorney having register no. 2922/2018 registered at sub registrar Haveli no. 17 and power of Attorney register no. 2923/2018
- E) Power of Attorney document no. 2927/2018 registered at sub registrar Haveli no. 17
- F) Power of attorney register no. 10712/2018 and 10713/2018 registered at sub registrar Haveli no. 18
- G) Development Agreement and Power of attorney having register no as 2922/2018 and 2927/2018 register at haveli no 17 respectively and after the Consent Deed (Samati Patra) having register no as 10712 /2018 register at haveli no 18

3. 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 MATRIX DEVELOPERS THROUGH ITS PARTNER MR MANISH PRAKASH JAIN is clear, marketable and without any encumbrances.

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Ref. No. : 4.Owners of the land :- Date : **07 MAY 2022****PROPERTY OF Babasaheb Balu Kalbhor and others**

All the piece and parcel of the Property at **Gaon Mauje Akurdi** bearing Survey no 49/1 undivided share area about 00Hectare 25R+00hectare 12R+00 Hectare03R+00Hectare 13R out of total land having Cts no as 4303, 4305, 4306, 4306/6 to 4306/15 ,4307, 4307/1 to 4307/8,4308,4308/1 to 4308/7 ,4309,4309/1 to 4309/3 Taluka - Haveli, , Dist Pune & within the limits of Pimpri Chinchwad Municipal Corporation, & within the jurisdiction of Sub-Registrar Haveli No. I to XXVI.

A) PROPERTY OF Babasaheb Balu Kalbhor and others, Total Admeasuring Area 00 H. 25 Aar i. e 2500 Sq. Mtrs. and Jointly bounded as under :

On or towards East :- Property of Tukaram Raoji Kalbhor

On or towards South:- 18 Mtrs D.P road

On or towards West :- Nala

On or towards North :- Property of Mr Kudale and 12 mtrs DP road

Brief History:-

Total Admeasuring Area 00 H. 25 Aar i. e. 2500 Sq. Mtrs. out of S. No. 49/1 land having Cts no as 4303, 4305, 4306, 4306/6 to 4306/15 ,4307, 4307/1 to 4307/8,4308,4308/1 to 4308/7 ,4309,4309/1 to 4309/3

5.SEARCH FOR SCHEDULE OF PROPERTY

Search of property described in Schedule of Property as below of
Gaon Mauje Akurdi Survey No. 49 Hissa No. 1 undivided share area
about 00 Hector 25 R and 00 Hector 12 R and 00 Hector 03 R out of
total land area of about 00 Hector 53 R

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Ref. No. :

Date : **07 MAY 2022**

Mutation Entry no 277 – Whereas as per the mutation entry the said property described in schedule below originally belonged to Mr. Dagdu Genu Kalbhor and others in the year 1934 as per forestry Occupancy the said S. No. 49 was parted to Survey no. 49/1 and other parts and the name of the said Mr. Dagdu Genu Kalbhor was registered in 7/12 extract of survey no. 49/1 and was registered in 7/12 extract by the said mutation entry.

Mutation Entry no 420 – Whereas as per the mutation entry Mr. Dagdu Genu Kalbhor expired without making any will and thereafter his son Bhiku Gagdu Kalbhor along with the legal heirs of Late Shri Maruti Genu Kalbhor namely Namdev Maruti Kalbhor sold 00 Hector 39 R aea of land dated 16/05/1942 to Mr. Balu Dagdu Kalbhor and thereafter the said Survey No. 49/1 was parted to Survey no. 49/1/1 and 49/1/2 and the name of Mr. Balu Dagdu Kalbhor , area 00 Hector was registered in 7/12 extract of Survey No. 49/1/1 and the remaining 13 R was registered in the name of Bhiku Dagdu Kalbhor as per the said Mutation entry.

Mutation Entry no 1148 – Whereas as per the mutation entry as per the rules of Maharashtra State Weight Measurement Act 1958 and Bhartiya Nane Act 1955 the said form no 12 was registered as village akarband as per the said ferfar

Mutation Entry no 5050 – Whereas as per the mutation entry Balu Dagdu kalbhor dated 17/05/1959 and Muktabai Balu Kalbhor in 1961 expired leaving behind their legal heirs namely three sons Babasaheb Balu Kalbhor, Mahadev Balu Kalbhor, Shankar Baly Kalbhor (Expired) and one Daughter namely Bhamabai Dnynobai More and as per the mutation entry their names were registered in 7/12 extract.

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Ref. No. :

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Mutation Entry no 928 – Whereas as per the mutation entry Bhiku Dagdu Kalbhor (Son of Dagdu Kalbhor) Expired on 1/06/1964 without making any will and there after the name of his legal heirs namely is Wife Sonubai Bhiku Kalbhor 3 sons Anada Bhiku Kalbhor, Nivrutti Bhiku Kalbhor, Parshuram Bhiku Kalbhor and three daughters namely Bhagubai Dattu Wajharkar, Anusayabai Dinkar More, Yamunabai Bhiku Kalbhor, Alkabai Bhiku Kalbhor, and brothers son of Late Bhiku Dagdu Kalbhor namely Shankar Balu Kalbhor, Babaji Balu Kalbhor, Mahadev Balu Kalbhor, Rajaram Balu Kalbhor(Expired) Legal heirs of Rajaram Balu Kalbhor namely Anjanabai Rajaram Kalbhor, Pralhad Rajaram Kalbhor, Namdev Rajaram Kalbhor, Babi Rajharam Kalbhor, Babdabao Shropati Gilbile (Expired), Bhamabi Balu Kalbhor so in this way the legal heirs of Late Bhiku Dagdu Kalbhor and Ananda Bhiku Kalbhor was registered in 7/12 extract as head of the Family (Ekatra Kutumb Pramukh) by this Mutation entry.

Mutation Entry no 1081 AND 1105 – Whereas as per the mutation entry the Bhoomi Samapadan Adhikari by order no L.A.Q9/M.I.D.C./S.R. the registration in others rights of survey no. 49/1/1 and 49/1/2 of Maharashtra Sarkar Odhyogic Vasahat acquisition was removed (Brakatted) by mutation entry no. 1081 and 1105

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Mutation Entry no 4547 – Whereas as per the mutation entry the son of Late Balu Dagdu Kalbhor namely Shankar Baluy Kalbhor exdpired leaving behid his legal heirs namely Dattatraya Shankar Kalbhor, Ashok Shankar Kalbhor and their names were registered in the his share of property by this mutation entry

Mutation Entry no 4820 – Whereas as per the mutation entry as per the Sub Divisional Authority order no RTS/Revision(233) 6/05 dated 14/09/2007 the main survey no. 49/1/1 AND 49/1/2 total land properties

Mutation entry no. 928 and 420 were removed and pot Survey no. 49/1/2 area))H. 13 R was taken under survey no. 49/1 and the said property was registered in the name of Balu Dagdu Kalbhor as per the said mutation entry.

Thereafter the names of legal Sonubai Bhiku Kalbhor 3 sons Ananda Bhiku Kalbhor, Nivrutti Bhiku Kalbhor, Parshuram Bhiku Kalbhor and three daughters namely Bhagaubai Dattu Valunjkar, Anusayabai Dinkar More, Yamunabai Bhiku Kalbhor, Alkabai Bhiku Kalbhor and others which were registered by Mutation entry no. 928 were removed from 7/12 extract and names of Brothers son of Late Bhiku Dagdu Kalbhor namely Shankar Balu Kalbhor, Babaji Balu Kalbhor, Mahadev Balu Kalbhor , Rajaram Balu

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Ref. No. :

Kalbhor(Expired) Legal heirs of Rajaram Balu Kalbhor Namely Anjanabai Kalbhor, Pralhad Rajaram Kalbhor, Namdev Rajaram Kalbhor, Babi Rajaram Kalbhor, Babdabai Shripati Gilbile (Expired) Bhamabai Balu Kalbhor were retained as per mutation entry no. 928 in 7/12 extract.

Thereafter daughter of Late Balu Dagdu Kalbhor namely Babdabai Shripati Gilbile expired in 2005 without making any will leaving behind legal heirs sons namely Nandkumar Shripat Gilbile and 2 daughters namely Baysabi Ramrao Arbuj and Rekha Shivaji Londhe and became owner of said property.

Thereafter Son of Rajaram Balu Kalbhor namely Namdev Rajaram Kalbhor expired dated 16/09/2004 leaving behind legal heirs namely Lata Namdev Kalbhor (Wife) 2 sons namely Nikhil Namdev Kalbhor and Akhil Namdev Kalbhor and became owner of the said property having survey no. 49/1.

Thereafter Late Bhamabai Dnyoba More Relinquish / release her rights in the said property at survey no.49/1 in favour of her brothers Babasaheb Balu Kalbhor, Mahadu Balu Kalbhor, Dattatraya Shankar Kalbhor and Nandkumar Shripatil Gilbile, Baysabai Ramrao Arbuj and Rekha Shivaji Londhe relinquish their rights in s. no. 49/1 in favour of Babasaheb Balu Kalbhor, Mahadu Balu Kalbhor and Dattatraya Shankar Kalbhor by register release deed dated 10/07/2014 registered at sub registrar Haveli no. 14 having document no 4619/2014.

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Whereas thereafter the above said wanted to develop the said land described above of Survey no. 49/1 area 00 Hectare 25 R therefore Babasaheb Balu Kalbhor with other legal heirs registered Development Agreement and Power of Attorney dated 09/07/2015 registered at sub registrar Haveli no. 18 having no.. 5266/2015 and 5267/2015 in favor of **M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR. MANISH PRAKASH JAIN**.

Whereas thereafter the above said wanted to develop the said land described above of Survey no. 49/1 area 00 Hectare 3 R therefore Jayshree Ashok Kalbhor with consenting party Babasaheb Balu Kalbhor and others with other with other legal heirs registered Development Agreement and Power of Attorney dated 09/07/2015 registered at sub registrar Haveli no. 18 having no. 5269/2015 and 5270/2015 and also registered Power of Attorney by consenting parties namely Jayshree Ashok Kalbhor and other having register no. as 5264/2015 at sub registrar Haveli no. 18 in favour of **M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR. MANISH PRAKASH JAIN**.

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Whereas thereafter registered Power of Attorney given by Jayshree Ashok Kalbhor and other (in respect of Development Agreement having no. 5266/2015 registered at register office no. 18) having power of attorney reg. no. 568/2015 registered at Haveli no. 18 in favour of **M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR. MANISH PRAKASH JAIN**

6. Search of Property described in Schedule of PROPERTY as below
of gaon mouje Akurdi s.no. 49 Hissa No. 1 undivided share area about
00H 13 R having cts as below.

City Survey no. 4303(p)	Area in Sq.. mtrs
4305	179.9
4306	14
4306/1	13.9
4306/2	13.1
4306/3	13.1
4306/4	13.1
4306/5	13.3
4306/6	14.2
4306/7	10.6
4306/8	26.1
4306/9	10.8
4306/10	14.4
4306/11	13.9
4306/12	13.3

Register A. D.

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Ref. No. :	4306/13	13	Date :	07 MAY 2022
	4306/14	13.7		
	4306/15	13.9		
	4307	521.70		
	4307/1	12.9		
	4307/2	12.6		
	4307/3	12.6		
	4307/4	13.5		
	4307/5	13.5		
	4307/6	12.60		
	4307/7	12.60		
	4307/8	12.9		
	4308	12.2		
	4308/1	12.2		
	4308/2	12.2		
	4308/3	12.9		
	4308/4	12.9		
	4308/5	12.2		
	4308/6	12.2		
	4308/7	12.2		
	4309	12.2		
	4309/1	12.9		
	4309/2	12.9		
	4309/3	12.9		
	Total	1300		

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Mutation Entry no 277 – Whereas as per the mutation entry the said property described in schedule below originally belonged to Mr. Dagdu Genu Kalbhor and others in the year 1934 as per forestry Occupancy the said S. No. 49 was parted to Survey no. 49/1 and other parts and the name of the said Mr. Dagdu Genu Kalbhor was registered in 7/12 extract of survey no. 49/1 and was registered in 7/12 extract by the said mutation entry.

Mutation Entry no 420 – Whereas as per the mutation entry Mr. Dagdu Genu Kalbhor expired without making any will and thereafter his son Bhiku Gagdu Kalbhor along with the legal heirs of Late Shri Maruti Genu Kalbhor namely Namdev Maruti Kalbhor sold 00 Hector 39 R area of land dated 16/05/1942 to Mr. Balu Dagdu Kalbhor and thereafter the said Survey No. 49/1 was parted to Survey no. 49/1/1 and 49/1/2 and the name of Mr. Balu Dagdu Kalbhor , area 00 Hector was registered in 7/12 extract of Survey No. 49/1/1 and the remaining 13 R was registered in the name of Bhiku Dagdu Kalbhor as per the said Mutation entry.

Mutation Entry no 1148 – Whereas as per the mutation entry as per the rules of Maharashtra State Weight Measurement Act 1958 and Bhartiya Nane Act 1955 the said form no 12 was registered as village akarband as per the said ferfar

Mutation Entry no 928 – Whereas as per the mutation entry Bhiku Dagdu Kalbhor (Son of Dagdu Kalbhor) Expired on 01/06/1964 without making any will and there after the name of his legal heirs namely is Wife Sonubai Bhiku Kalbhor 3 sons Anada Bhiku Kalbhor, Nivrutti Bhiku Kalbhor,

Register A. D.

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Parshuram Bhiku Kalbhor and three daughters namely Bhagubai Dattu Wajharkar, Anusayabai Dinkar More, Yamunabai Bhiku Kalbhor, Alkabai Bhiku Kalbhor, and brothers son of Late Bhiku Dagdu Kalbhor namely Shankar Balu Kalbhor, Babaji Balu Kalbhor, Mahadev Balu Kalbhor, Rajaram Balu Kalbhor(Expired) Legal heirs of Rajaram Balu Kalbhor namely Anjanabai Rajaram Kalbhor, Pralhad Rajaram Kalbhor, Namdev Rajaram Kalbhor, Babi Rajharam Kalbhor, Babdabao Shropati Gilbile (Expired), Bhamabi Balu Kalbhor so in this way the legal heirs of Late Bhiku Dagdu Kalbhor and Ananda Bhiku Kalbhor was registered in 7/12 extract as head of the Family (Ekatra Kutumb Pramukh) by this Mutation entry.

Mutation Entry no 1081 AND 1105 – Whereas as per the mutation entry the Bhoomi Samapadan Adhikari by order no L.A.Q9/M.I.D.C./S.R. the registration in others rights of survey no. 49/1/1 and 49/1/2 of Maharashtra Sarkar Odhyogic Vasahat acquisition was removed (Braketed) by mutation entry no., 1081 and 1105.

Mutation Entry no 4820 – Whereas as per the mutation entry as per the Sub Divisional Authority order no RTS/Revision(233) 6/05 dated 14/09/2007 the main survey no. 49/1/1 AND 49/1/2 total land properties Mutation entry no. 928 and 420 were removed and pot Survey no. 49/1/2

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area))H. 13 R was taken under survey no. 49/1 and the said property was registered in the name of Balu Dagdu Kalbhor as per the said mutation entry.

Thereafter the names of legal Sonubai Bhiku Kalbhor 3 sons Anada Bhiku Kalbhor, Nivrutti Bhiku Kalbhor, Parshuram Bhiku Kalbhor and three daughters namely Bhagaubai Dattu Valunjkar, Anusayabai Dinkar More, Yamunabai Bhiku Kalbhor, Alkabai Bhiku Kalbhor and others which were registered by Mutation entry no. 928 were removed from 7/12 extract and names of Brothers son of Late Bhiku Dagdu Kalbhor namely Shankar Balu Kalbhor, Babaji Balu Kalbhor, Mahadev Balu Kalbhor, Rajaram Balu Kalbhor(Expired) Legal heirs of Rajaram Balu Kalbhor Namely Anjanabai Rajaram Kalbhor, Pralhad Rajaram Kalbhor, Namdev Rajaram Kalbhor, Babi Rajaram Kalbhor, Babdabai Shripati Gilbile (Expired) Bhamabai Balu Kalbhor were retained as per mutation entry no. 928 in 7/12 extract.

Whereas Mr. Mahadu Balu Kalbhor and other 5 gave register power of attorney to Mr. Kishore Mahadev Kalbhor dated 17/09/2016 registered at sub registrar Haveli no. 18 having register no. s 10516/2016.

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Whereas thereafter in the late 1980 there was City Survey imposed in Akurdi so the said Survey no. 49/1 are 00 Hectare 13 R were given City survey no. as below.

City Survey no. 4303(p)	Area in Sq.. mtrs
4305	179.9
4306	14
4306/1	13.9
4306/2	13.1
4306/3	13.1
4306/4	13.1
4306/5	13.3
4306/6	14.2
4306/7	10.6
4306/8	26.1
4306/9	10.8
4306/10	14.4
4306/11	13.9
4306/12	13.3

Register A. D.

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Ref. No. :-	4306/13	13	Date :	07 MAY 2022
	4306/14	13.7		
	4306/15	13.9		
	4307	521.70		
	4307/1	12.9		
	4307/2	12.6		
	4307/3	12.6		
	4307/4	13.5		
	4307/5	13.5		
	4307/6	12.60		
	4307/7	12.60		
	4307/8	12.9		
	4308	12.2		
	4308/1	12.2		
	4308/2	12.2		
	4308/3	12.9		
	4308/4	12.9		
	4308/5	12.2		
	4308/6	12.2		
	4308/7	12.2		
	4309	12.2		
	4309/1	12.9		
	4309/2	12.9		
	4309/3	12.9		
	Total	1300		

Whereas thereafter Balu Parshuram Kalbhor and other as wanted to develop the said property so registered Development Agreement and Power of Attorney in favour of **M/S MATRIX DEVELOPERS THROUGH**

PRADIP A. NIMBALKAR

B.A.L.L.B., D.L.L. & L.W.

Advocate & Notary (Govt. Of India)

**ROHAN P. NIMBALKAR**

B.S.L., LL.B. (ADVOCATE)

OFFICE :-

Opp. Deluxe Fortune, Pimpri,

Pune - 411 017.

Office **9421916877**

Mobile : 90110 81736 / 98230 40049

Time : 10-00 a.m. To 2-00 p.m.

7-00 p.m. To 9-00 p.m.

Ref. No. :

Date : **07 MAY 2022**

ITS PARTNER MR. MANISH PRAKASH JAIN having register no. 2922/2018 registered at sub registrar Haveli no. 17 and power of Attorney register no. 2923/2018 registered at sub registrar Haveli no. 17 and got Consent of M/s Ashirwad Associates through its partner Mr. Shirish Alamchand Hiwale and others.

Whereas thereafter register Power of Attorney of Consenting parties of Development Agreement having register no. 2922/2018 registered at sub registrar Haveli no. 17 having power of Attorney document no. 2927/2018 registered at sub registrar Haveli no. 17 in favour of **M/s Matrix Developers**

through its partner **Mr. Manish Prakash Jain**.

Whereas thereafter M/s Matrix Developers through its partner **Mr. Manish Prakash Jain** registered Consent Deed (Sammati Patra) and Power of Attorney in respect of Development Agreement having register no. 2922/2018 registered at sub registrar Haveli no. 18 given by Muktabai Ananda Kalbhor and others having register no. 10712/2018 and 10713/2018 registered at sub registrar Haveli no. 18 in favour of **M/s Matrix Developers** through its partner **Mr. Manish Prakash Jain**.

City Survey no.	Area in Sq.. mtrs
4306/7	10.6
4306/8	26.1
4306/9	10.8
4306/10	14.4
4306/11	13.9

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07 MAY 2022

Ref. No. :	4306/12	13.3	Date :
	4306/13	13	
	4306/14	13.7	
	4306/15	13.9	
	4307	521.70	
	4307/1	12.9	
	4307/2	12.6	
	4307/3	12.6	
	4307/4	13.5	
	4307/5	13.5	
	4307/6	12.60	
	4307/7	12.60	
	4307/8	12.9	
	4308	12.2	
	4308/1	12.2	
	4308/2	12.2	
	4308/3	12.9	
	4308/4	12.9	
	4308/5	12.2	
	4308/6	12.2	

Whereas in this way M/s Matrix Developers through its partner Mr. Manish Prakash Jain got Development rights of the property

7. SANCTION

And whereas after M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR MANISH PRAKASH JAIN got Development Rights by Development Agreement and Power of attorney having register no as 2922/2018 and 2927/2018 register at haveli no 17 respectively and after the Consent Deed (Samati Patra) having register no as 10712 /2018 register at haveli no 18 the said M/S MATRIX DEVELOPERS THROUGH

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Date : **07 MAY 2022**

ITS PARTNER MR MANISH PRAKASH JAIN sanctioned building plan on the said landed property described in the schedule of property below from Pimpri Chinchwad Municipal Corporation having Commencement Certificate no as B.P/AKURDI/14/2019 DATED 16/09/2019 and got revised plan having no B.P/AKURDI/17/2021 DATED 22/11/2021

Whereas thereafter got Non Agriculture (N.A) order having no as JAMIN/N.A/SR/454/2019 Dated 07/12/2019 and as per NA order sanctioned plot area 5286.82 sq mtrs other than this Reservation area 399.24 sq mtrs out of which 2767.83 sq mtrs residential and 2119.75 sq mtrs commercial area

8.ACQUISITION OF DEVELOPMENT RIGHTS BY M/S MATRIX**DEVELOPERS**

It is seen that M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR MANISH PRAKASH JAIN got Development Rights by Development Agreement and Power of attorney having register no as 2922/2018 and 2927/2018 register at haveli no 17 respectively and after the Consent Deed (Samati Patra) having register no as 10712 /2018 register at haveli no 18

It is seen that M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR. MANISH PRAKASH JAIN got development right by Development Agreement and power of attorney having register no. 2922/2018 registered at sub registrar Haveli no. 17 and power of Attorney register no. 2923/2018 registered at sub registrar Haveli no. 17 and got Consent of M/s Ashirwad Associates through its partner Mr. Shirish Alamchand Hiwale and others.

PRADIP A. NIMBALKAR

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Ref. No. : Date : 07 MAY 2022

9. LITIGATION

Nil

10.) The Present Title Report issued solely on the basis of photocopies of the document provided by my client and search taken at respective registrations offices by my colleagues .I was not provided with any original copies of the documents and therefore .I presume that the photocopies are the accurate photo copies of the original

C) Qualifying comments / remarks if any :- Nil

3/- The report reflecting the flow of the title of the Babasaheb Balu Kalbhor with other legal heirs Jayshree Ashok Kalbhor with consenting party Babasaheb Balu Kalbhor Balu Parshuram Kalbhor and other through its Power Of Attorney holder M/S MATRIX DEVELOPERS THROUGH ITS PARTNER MR MANISH PRAKASH JAIN on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 07 MAY 2022

Rohan Nimbalkar
ADVOCATE

Adv. ROHAN P. NIMBALKAR

B.S.L.,LL.B.

Opp. Deluxe Fortune Mall,
Deluxe Chowk, Pimpri, Pune-17

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FORMAT - A

(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 as on date of application for registration.
- 2) Search Report for 30 years from 1993 to 2022 Taken from Sub-Registrar office at Haveli No. I to XXVI, Pune.
- 3) Any other relevant title - No.
- 4) Litigation if any - No.

Date: 07 MAY 2022

Rohan Nimbalkar
ADVOCATE

Adv. ROHAN P. NIMBALKAR

B.S.L., LL.B.

Opp. Deluxe Fortune Mall,
Deluxe Chowk, Pimpri, Pune-17