

Ref. No.

Date :

FORMAT -A

(Circular 28/2021 dtd. 08/03/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land bearing sr no. 70B/1B/1(P), 70B/2/1 and 70B/2/2 admeasuring 5320.64 sq. mtrs or thereabouts in aggregate ("Property") forming part of the layout land admeasuring 17318.50 sq. mtrs. ("Layout land") which further forms part of larger property admeasuring 63100 sq.mtrs. or thereabouts comprising of sr no. 70B/1B/1 , 70B/2/1 & 70B/2/2 situated lying and being at village Manjari Bk, Tal Haveli, Dist Pune- 412307 thereon ("Larger land").

1) I have investigated the title of the said plot/property on the request of M/S. Sankla Mahadik Reality through its partners Shri. Subhash Dhanraj Sankla & Mr. Virendra Vijay Mahadik (Promoter/Developer) and following documents i.e.

i) Description of the property:

ii) The documents of allotment of plot/property

iii) 7/12 extract of said property issued by Talathi Manjari Bk, Tal Haveli, Dist Pune dtd. 8/11/2023 and mutation entries are mentioned hereinbelow in flow of the title of the said property.

iv) Search report for 30 years commutated from 1993 till 2023.

v) Development agreement dtd. 03/01/2023 sub registrar Haveli no. 3 at sr no. 99/2023

vi) POA dtd. 03/01/2023 sub registrar Haveli no. 3 at sr no. 100/2023

vii) Development agreement dtd. 07/09/2023 sub registrar Haveli no. 10 at sr no. 22801/2023

viii) POA dtd. 07/09/2023 sub registrar Haveli no. 10 at sr no. 22802/2023

- 2) On perusal of the above mentioned document and all other relevant documents relating to the title to the said property I am of the opinion that the title of following owner and developer is clear, marketable and without any encumbrance.

Owners of the land

1. Mr. Sharad Bapusaheb Kodre, Mrs. Sujata Sharad Kodre, Mr. Mayur Sharad Kodre, Mrs. Sneha Mayur Kodre, Mast.Sharnya Mayur Kodre through his natural guardian father Mr. Mayur Sharad Kodre, Mr.Akshay Sharad Kodre, Mrs. Namrata Akshay Kodre, Mr. Sanjay Bapusaheb Kodre, Mrs. Manisha Sanjay Kodre, Mr. Vrushabh Sanjay Kodre, Mr. Sangram Sanjay Kodre. All above are the landowners of the "Survey no- 70B/2/1 and 70/B/2/2 being situated at village Manjari (Bk), Tal Haveli, Dist Pune - 412307."
2. Mr. Hemant Prataprao Bhagat, Mrs Smita Hemant Bhagat, Mr. Amit Hemant Bhagat, Mrs. Gauri Amit Bhagat, Aradhya Amit Bhagat through her natural guardian father Mr. Amit Hemant Bhagat, Mr. Sumit Hemant Bhagat, Mrs. Kiran Sumit Bhagat, Arnavi Sumit Bhagat through her natural guardian father Mr. Sumit Hemant Bhagat, Mr. Rajendra Prataprao Bhagat, Mrs. Punam Rajendra Bhagat, Mr. Abhijit Rajendra Bhagat, Mrs. Puja Abhijit Bhagat, Shraddha Abhijit Bhagat through her natural guardian father Mr. Abhijit Rajendra Bhagat, Mrs. Puja Vishal Bansude Nee Puja Rajendra Bhagat, Mr. Nitin Prataprao Bhagat, Mrs. Sunita Nitin Bhagat, Mr. Indrajit Nitin Bhagat, Tanaya Bhart Gosavi Nee Tanaya Nitin Bhagat. All above are the land owners "Survey no - 70B/1/1 being situated at village Manjari (Bk), Tal Haveli, Dist Pune - 412307."

Developer of land :- M/s. Sankla Mahadik Reality

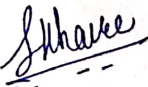
- 3) The report reflecting the flow of the title of the above mentioned owners of the said property is enclosed herewith as annexure.

Encl:

Annexure

Pune

Date : 9/11/2023


Advocate

Mrs. Khaire Swati Nandkishor
B.Sc., LL.B., Advocate
A-4, Amar Classics,
Hadapsar, Pune - 28.



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FLOW OF THE TITLE OF THE SAID PROPERTY

- 1) 7/12 extract as on date of application for registration
- 2) Mutation entries no.

Survey Number	Mutation entry no
Sr. no. 70B/2/1	14951, 16905, 27116, 34980
Sr. no. 70B/2/2	16905
Sr. no. 70B/1B/1	12163, 15326, 17079, 31899

- 3) Search report for 30 years from 1993 to 2023 taken from sub registrar office
- 4) Any other relevant title of the said property.
 - a) Original agreement of Development dt. 3/01/2023 executed by Mr. Sharad Bapusaheb Kodre and others in favour of M/S. Sankla Mahadik Reality duly registered in the office of Sub registrar Haveli no. 3 at sr.no. 99/2023.
 - b) Original POA dt. 3/01/2023 executed by Mr. Sharad Bapusaheb Kodre and others in favour of M/S. Sankla Mahadik Reality duly registered in the office of Sub registrar Haveli no. 3 at sr.no. 100/2023.
 - c) Original agreement of Development dt. 7/09/2023 executed by Mr. Hemant Prataprao Bhagat and others in favour of M/S. Sankla Mahadik Reality duly registered in the office of Sub registrar Haveli no. 10 at sr.no. 22801/2023.

Office : A-4, Amar Classic, Hadapsar, Pune - 411 028. Ph : 26870273
Resi. : A1/4, Samrat Garden, Hadapsar, Pune 411 028. Ph : 26870115
Chamber : C-53, Shivaji Nagar Court, Pune - 411 005.

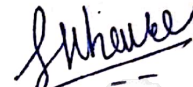


d) Original POA dt. 7/09/2023 executed by Mr. Hemant Prataprao Bhagat and others in favour of M/S. Sankla Mahadik Reality duly registered in the office of Sub registrar Haveli no. 10 at sr.no. 22802/2023.

5) There is no any litigation pending in respect of the said property.

Pune

Date : 9/11/2023


Advocate

Mrs. Khaire Swati Nandkishor
B.Sc., LL.B., Advocate
A-4, Amar Classics
Hadapsar, Pune - 28.