

Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagar Co-Op Society, Pradhikaran, Pune 411044.
Email. sklegalsolution@gmail.com, Ph: 02027653399, Cell No. 9822063789.

Format-A (Circular No. 28/2021)

To,

MahaRERA.
BKC Housefin Bhavan,
Plot No. C-21, near RBI, E Block,
Bandra Kurla Complex, Bandra (E)
Mumbai 400051.

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to project Land **admeasuring area 00 Hectors 15.38 Ares + Potkharaba area 00 Hectors 02.33 Ares totally admeasuring area 00 Hectors 17.71 Ares** out of Land bearing **Survey No. 65/1** admeasuring area 02 Hectors 14 Ares +Potkharaba admeasuring area 00 Hectors 07 Ares total admeasuring area 02 Hectors 14 Ares assessed to 05 R 57 P being, lying and situated at Revenue Village **RAVET**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune (herein after referred as said Plot)

I have investigated the tile of said plot on the request of M/s. Glorious Buildcon and following documents-

- 1) Description of property- All that piece and parcel of the Land **admeasuring area 00 Hectors 15.38 Ares + Potkharaba area 00 Hectors 02.33 Ares totally admeasuring area 00 Hectors 17.71 Ares** out of Land bearing **Survey No. 65/1** admeasuring area 02 Hectors 14 Ares +Potkharaba admeasuring area 00 Hectors 07 Ares total admeasuring area 02 Hectors 14 Ares assessed to 05 R 57 P being, lying and situated at Revenue Village **RAVET**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as under,
On or towards the East : By property out of Survey No. 61.
On or towards the South : By property out of Survey No. 65/2
On or towards the West : By property of Mr. Yenage out of Survey No. 65/1.
On or towards the North : By property of Mr. Ramesh Nana Dhumal out of Survey No. 65/1 and internal Road

- 2) The Sale Deed registered in favour of M/s. Glorious Buildcon in the office of Sub- Registrar Haveli No. 14 Serial No. 12647/2023 dt. 06/07/2023, M/s. Glorious Buildcon are the owners of the said project Land.
- 3) Sale Deed and other relevant documents since 1994 to 2023
- 4) Search Report 1994 till 2023.



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2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners is clear, marketable and without any encumbrances.

Owners of the Land,
M/s. Glorious Buildcon

3) The Report reflecting the flow of the Title of M/s. Glorious Buildcon to the said Land is enclosed herewith as annexure.

Pune,
Dt. 20/10/2023.



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Format-A (Circular No. 28/2021) FLOW OF TITLE TO THE SAID LAND

Sr. No.

1.	7/12 Extract/PR Card as on the date of Application for Registration.	Area 00 Hectors 17.71 Ares, Survey No. 65/1 M/s. Glorious Buildcon
2.	Mutation Entry	As per Search Title Report
3.	Search Report for 30 years from taken - from Sub-Registrar office at Haveli Pune.	1994 to 2023
4.	Any other Relevant Title.	NA
5.	Litigation if any.	NO

Pune.

Date: 20/10/2023



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