

NAMDEV S. SURWASE

B.A.LLB

ADVOCATE

(O) Shop No. 2, Rajdevta Corner, Keshavnagar,
Chinchwad Pune 411033.

=====
Date: - 04.12.2023

Dated

FORMAT - A

(Circular No.:- 28/2021)

To

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to bearing All that piece and parcel of land Survey No. 94, Hissa No. 01 admeasuring area 02 H. 57 R + Potkharaba 00 H 03 R i.e., totally admeasuring area of 02 H 60 R assessed at 15 Rs. 76 Ps. situated at Revenue Village- Kivale, Taluka- Haveli, District- Pune within the locale and limits of Pimpri-Chinchwad Municipal Corporation (Hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :-

1) Description of the property.

All that piece and parcel of the land bearing Survey No. 94, Hissa No. 01 admeasuring area 02 H. 57 R + Potkharaba 00 H 03 R i.e., totally admeasuring area of 02 H 60 R assessed at 15 Rs. 76 Ps. situated at Revenue Village- Kivale, Taluka- Haveli, District- Pune within the locale and limits of Pimpri- Chinchwad Municipal Corporation and within the jurisdiction of sub- Registrar Haveli (Pune), which is bounded as follows:-

On or towards East : By property out of Sr. No. 94/2.
On or towards South : By property out of Sr. No. 94/1 & 18 Mtrs.
Road.
On or towards West : By property out of Sr. No. 93.
On or towards North : By property out of Sr. No. 94/1 & 40 ft. Road.

2) The documents of allotment of plot.




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3) 7/12 extract or property card issued by Talathi Office, Wakad, mutation entry no. 13989.

4) Search report for 30 years from 1994 till 2023.

2/- 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Mr Dinkar Trimbak Katala M/s. Mohisha Realtors Limited Liabilities Partnership Firm Through its New Partners Mr. Yogesh Dnyaneshwar Chinchwade and Mr. Pravinbhai Virambhai Patel office at - Survey No. 94/1, Opp. Ganesh Lawns, Katala wasti, Kiwale, Pune 412101.,

(4) Qualifying comments/remarks if any: - No

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

CHINCHWAD, PUNE
DATE: 04.12.2023


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FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of land bearing Survey No. 94, Hissa No. 01 admeasuring area 02 H. 57 R + Potkharaba 00 H 03 R i.e., totally admeasuring area of 02 H 60 R assessed at 15 Rs. 76 Ps. situated at Revenue Village- Kivale, Taluka- Haveli, District- Pune within the locale and limits of Pimpri- Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. which are collectively bounded as under on or towards:

On or towards East : By property out of Sr. No. 94/2.
On or towards South : By property out of Sr. No. 94/1 & 18-Mtrs.
Road.
On or towards West : By property out of Sr. No. 93.
On or towards North : By property out of Sr. No. 94/1 & 40 ft. Road.

- 1) 7/12 extract/P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 13989.
- 3) Search report for 30 years from 1994 to 2023 Taken from Sub-Registrar' office at Haveli.
- 4) Any other relevant title.
- 5) Litigations if any.

CHINCHWAD, PUNE
DATE: 04.12.2023


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