



To,
MAHA RERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate of "MAYUK" land area admeasuring about 8091.52 sq.mts., bearing CTS No. 755/111/1 at Kothrud, Taluka Haveli, Dist. Pune – 411038.

I have investigated the title of the property described in Para 1 at on the request of M/s. Mayur Corporation, a Partnership firm incorporated under Indian Partnership Act, 1932, through its Partner Mr. Kamlesh Bahadursinh Jhala, having its office at Final Plot No. 564/2B, CTS No. 1199A/2, Ghole Road, Shivajinagar, Pune-411004.

1. A. Description of Property:-

All that piece and parcel of property bearing CTS No. 755/111/1, admeasuring area 8091.52 sq. mtrs. situated lying and being at Kothrud, Pune - 411038 and within the limits of Pune Municipal Corporation, and within the limits of Registration District Pune and Sub-District Taluka Haveli, Pune and bounded as under:

ON OR TOWARDS EAST	:	BY CTS No. 832B/134
ON OR TOWARDS WEST	:	BY D. P. Road
ON OR TOWARDS SOUTH	:	BY Part of CTS No. 755/111
ON OR TOWARDS NORTH	:	BY CTS No. 755/88 to 755/94

Along with easementary rights and all interest, right, title attached to the Said land.

Hereinafter for the sake of brevity and convenience aforesaid property referred to or called as "THE SAID LAND".

1. B. Description of Project Property:-

All that piece and parcel of property bearing CTS No. 755/111/1, admeasuring area 8091.52 sq.mts. out of which area admeasuring 7856.76 sq. mtrs. is project property situated lying and being at Kothrud, Pune - 411038 and within the limits of Pune Municipal Corporation, and within the limits of Registration District Pune and Sub-District Taluka Haveli, Pune and bounded as under:

ON OR TOWARDS EAST	:	BY CTS No. 832B/134
ON OR TOWARDS WEST	:	BY D. P. Road
ON OR TOWARDS SOUTH	:	BY Part of CTS No. 755/111
ON OR TOWARDS NORTH	:	BY CTS No. 755/88 to 755/94

Along with easementary rights and all interest, right, title attached to the Said land.

Hereinafter for the sake of brevity and convenience aforesaid property referred to or called as "THE PROJECT PROPERTY".

2. **Documents of Allotment of Plot :-** That Mr. R. N. Bhalerao Vide Indenture dated 25/07/1966 assigned, transferred and conveyed the land bearing S. No. 14, 129, 130 & 131, Village Kothrud admeasuring area 29 Acar together with all rights to and in favour of M/s. Mayur Corporation on the terms and conditions contained therein. The said Indenture was duly registered in the office of Sub-registrar Haveli No. II, Pune at Serial No. 1598/1966. And accordingly name of M/s. Mayur Corporation duly mutated in 7/12 extract of the said property vide M. E. No. 2755.

3. Pune Municipal Corporation vide its Letter No. CFO/1450 dated 25/05/1968 sanctioned Plotted Layout Plan of land bearing S. No. 14, 129, 130 & 131, Village Kothrud & same was revised vide its No. DPO/15792 dated 21/01/1969. After sanctioning of the layout the said survey numbers amalgamated & its known as S. No. 14+129+130+131. The separate property cards were prepared for land bearing S. No. 14+129+130+131 out of which CTS No. 755/111 was prepared.

4. Separate Property Card of CTS No. 755/111/1 of the said land prepared and certified by City Survey Officer, Pune City 1 dated 21.08.2017 and vide M. E. No. 2423 name of the M/s. Mayur Corporation has been recorded in revenue records as owner and possessor of the said land. The Mayuk project is constructed on project property described in Para 1B of the said report.

5. Search Report from 2002 till 2024 vide Receipt No. 1113284996 dated 25.01.2024.

6. Encumbrances/Litigation: No Litigation

A. On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of Mayur Corporation is clear, marketable and without any encumbrances.

Owners of the Land

a.	Mayur Corporation	CTS No. 755/111/1	8091.52 sq. mtrs.
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B. The detailed report reflecting the flow of the title of the M/s. Mayur Corporation on the said land is enclosed herewith as annexure.

Encl:- Annexure

1. Detailed Search & Title Report
2. Layout plan sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/0092/24 dated 04.04.2024.
3. Commencement Certificate No. CC/0092/24 dated 04.04.2024 issued by Pune Municipal Corporation.

Litigation if any : NO

Date:- 18.04.2024




ADVOCATE



FORMAT - A
FLOW OF THE TITLE OF THE SAID LAND

1. Separate property card of the said land CTS No. 755/111/1 prepared and certified by City Survey Officer, Pune City 1 dated 21.08.2017 and vide M. E. No. 2423 the name of M/s. Mayur Corporation has been recorded in revenue records as owner and possessor for the said land.
2. Mutation Entry No. 2423.
3. Search Report from 2002 till 2024 vide Receipt No. 1113284996 dated 25.01.2024.
4. That Mr. R. N. Bhalerao Vide Indenture dated 25/07/1966 assigned, transferred and conveyed the land bearing S. No. 14, 129, 130 & 131, Village Kothrud admeasuring area 29 Acre together with all rights to and in favour of M/s. Mayur Corporation on the terms and conditions contained therein. The said Indenture was duly registered in the office of Sub-registrar Haveli No. II, Pune at Serial No. 1598/1966. And accordingly name of M/s. Mayur Corporation duly mutated in 7/12 extract of the said property vide M. E. No. 2755.
5. Pune Municipal Corporation vide its Letter No. CFO/1450 dated 25/05/1968 sanctioned Plotted Layout Plan of land bearing S. No. 14, 129, 130 & 131, Village Kothrud & same was revised vide its No. DPO/15792 dated 21/01/1969. After sanctioning of the layout the said survey numbers amalgamated & its known as S. No. 14+129+130+131. The separate property cards were prepared for land bearing S. No. 14+129+130+131 out of which CTS No. 755/111 was prepared.
 - a) Layout plan sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/0092/24 dated 04.04.2024.
 - b) Commencement Certificate No. CC/0092/24 dated 04.04.2024 issued by Pune Municipal Corporation.
6. **Litigation if any : NO LITIGATION.**

Date:- 18.04.2024




ADVOCATE