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FORMAT - A

To  
MahaRERA  
PUNE

LEGAL TITLE REPORT

Sub: All that piece and parcel of the land admeasuring 00 Hectare 35 Ares, bearing Survey No. 514/13, total admeasuring 00 Hectare 35 Ares assessed at Rs. 02.94, situated at **situated at village Charoli Bk, Taluka Haveli, Dist. Pune. Out of which 00H 11.72 R** within the limits of PCMC and within the jurisdiction of the Sub-Registrar of Assurances Haveli No. 1 to 27; hereinafter referred to as the said **“PROPERTY”**).

I have investigated the title of the said plot on the request of **M/S Malhar Devlopars Thought its partners Mr. Pradeep Suresh Tapkir, Navnath Bhagwan Tapkir, Tushar Rajaram Tapkir** residing at: Chovisawadi, Tal- Haveli , Pune – 412105, and following documents i.e.

1) Description of the property.

All that piece and parcel of portion of land admeasuring to the extent of 00 H. 11.72 R. out of total area admeasuring 00 H. 35 R. of portion of land admeasuring to the extent of **00 H.** out of total area admeasuring **00 H. 11.72R.**, assessed at Rs. 02-94 Ps., bearing Survey No. **514/13** situated at village Choroli Bk., Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli



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2) The documents of allotment of plot. Date 4/09/2020 that Survey No 514/13 that Sou. Lilabai Kashinath Tapkir and others 17 Persons all sold their share to (**M/s Malhar Developers through its partners Mr. Pradeep Suresh Tapkir, Mr. Navnath Bhagawan Tapkir Tushar Tushar Rajaram Tapkir.**) by registered sale deed registration No. 15326/2021 dated 7/12/2021. Hence his name was recorded in the right column of the 7/12 extract as owner.

- 3) 7/12 extract or property card issued by. dated. 4/09/2020 mutation entry no- 22242
- 4) Search report for 30 years from.1990 till date 2022

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 (**M/s Malhar Developers through its partners Mr. Pradeep Suresh Tapkir, Mr. Navnath Bhagawan Tapkir Tushar Tushar Rajaram Tapkir.**) is clear, marketable and without any encumbrances.

- I) **M/s Malhar Developers through its partners Mr. Pradeep Suresh Tapkir, Mr. Navnath Bhagawan Tapkir, Mr. Tushar Rajaram Tapkir., S. NO. 514/13**
- II) Qualifying comments/ remarks clear marketable title



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3/- The report reflecting the flow of the title of of (M/s Malhar Developers through its partners Mr. Pradeep Suresh Tapkir, Mr. Navnath Bhagawan Tapkir, Mr. Tushar Rajaram Tapkir.) on the said land is enclosed herewith as annexure.

Date: 05/06/2023

Advocate- Premchand Malpani



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(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No. 514/13

- 1) 7/12 extract as on date 4/09/2020 of application of registration.
- 2) Mutation Entry No 22242
- 3) Search report for 30 years from I have carried out searches in respect of the said Property, at the office of the Sub-Registrars, Haveli No. 1 to 27 (Pune), for a period commencing from the year 1990 till date and obtained vide Search Receipt, dated 14/03/2022 having GRN NO. **MH014574308202122E** from District Registers, Pune.
- 4) Any other relevant title. clear marketable title
- 5) Litigations if any. - NO. As per provided documents

Date: 05/06/2023

Advocate- Premchand Malpani

