

SACHIN A.KALE

Advocate

Office : Kale Colony, Alandi Dewachi, Tal: Haveli, Pune-412 105 .

FORMAT – A

Circular No.: 28 /2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with report to plot no. CTS No.3 situated at Charholi Bk,Taluka : Haveli District : Pune (hereinafter referred as the said plot 1045 sq.mtr)

I have invested the title of the said plot on the request of M/s LAXMINAND BUILDCON Through its authorized partner 1.MR.SANDIP BHANUDAS TAPKIR 2.MR.VISHAL HARIRAM TAPKIR 3.MR.ANNASAHEB EKNATH KADAM

/ promoter / developer / company) and following documents i.e.:-

1) Description of the Property

All that piece and parcel of the land bearing CTS No. 3 situated at village Charholi,admeasuring 1045 sq.mtr , out of that area admeasuring 2272sq. mtrs., within the limits of Pimpri Chinchwad Municipal Corporation, and within the limits of Registration District Pune, and Sub Registration District and Taluka Haveli, and falling in the Residential Zone as per the sanctioned Development Plan and bounded as under:

Towards East : By Road
Towards South : By the property of CTS No.6,7,8,14 And 15
Towards West : By the property of Sr. No.1029
Towards North : By the property of CTS No 1 And 2

- 2) The documents of allotment pf plot.
- 3) 7/12 extract or property card issued by Talathi Office Dated 1994 To 2024 , mutation entries And others
- 4) Search report for 30 years from 1994 to 2024

2. On perusal of the above mentioned documents and all 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

Laxminand Buildcon As a Partner

- (1) 1.Mr.Sandip Bhanudas Tapkir CTS No 3
- (2) 2.Mr.Vishal Hariram Tapkir CTS No 3

3.

(3)CTS No 3

(4)23790/2023



4) Qualifying comments/remarks if any

3. The report reflecting the flow of the title of the(following owner of M/s LAXMINAND BUILDCON Through its authorized partner 1.MR.SANDIP BHANUDAS TAPKIR 2.MR.VISHAL HARIRAM TAPKIR 3.MR.ANNASAHEB EKNATH KADAM on the said land is enclosed herewith as annexure.

(1) Encl: Annexure -Sale deed serial No.23790/2023

Date : 25/04/2024


Advocate

Sachin Anant Kale
Advocate
Kale Colony, Alandi Devachi,
Tal. Haveli, Dist. Pune.
Mob. : 9960259909



Housiey.com

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FLOW OF THE TITLE OF SAID LAND .

CTS.No. 3

1) CTS Card /P.R.Card as on dated of application for registration .

2)Mutation Entry No

- Mutation Entry No.12,
- Mutation Entry No.20,
- Mutation Entry No.240,
- Mutation Entry No.360,
- Mutation Entry No.361,
- Mutation Entry No.362,
- Sale deed No.2880/2018
- Sale deed serial No.23790/2023

3)Search Report for 30 years From 1994 to 2024

4)Any other relevant Title

5)Litigation if any : no

Date : 25/04/2024



Advocate

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