

BHARAT SHASHIKANT BHINTADE

B.S.L., LL.B.

ADVOCATE

Off.: Sr.No. 37/5, Near, Samartha Complex, Tapkir Plot,
Dhankawadi, Pune-411043. Phone -9890506292

FORMAT - A

(Circular No.: - 28/2021)

To,

MAHA RERA,

BKC, Houselin Bhavan, Near RBI, R Block,
Bandra Kurla Complex, Bandra East, Mumbai,
Maharashtra 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate In respect of all that piece and parcel of the Land Bearing Survey No.16, Hissa No.1A admeasuring area of about 00 H 78 R with Potkharaba area admeasuring of 00 H 11 R i.e total land admeasuring of 00 H 89 R assessed at 02 Rs 00 Paise situated Village - Kondwa Budruk, Tal-Haveli, Dist-Pune, within the jurisdiction on sub Registrar Haveli and within the limits of Pune Municipal Corporation,Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr. Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr. Mangesh Sudam Beldare.

1) Description of the property.

In respect of all that piece and parcel of the Land Bearing Survey No.16, Hissa No.1A admeasuring area of about 00 H 78 R with Potkharaba area admeasuring of 00 H 11 R i.e total land admeasuring of 00 H 89 R assessed at 02 Rs 00 Paise situated Village – Kondwa Budruk, Tal-Haveli, Dist-Pune, within the jurisdiction on sub Registrar Haveli and within the limits of Pune Municipal Corporation,Pune.

On or towards East : By road and Kondwa bk D.P. road

On or towards South : By property from Survey No.16/B1

On or towards West : By property from Survey
No. 16/2A and 3A

On or towards North : By reserved open ground and garden



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Together with the all its present Rights, Title, Interest, fixture annexed thereto and all Easement rights.

2) It appears from the record that, Pushpa Vasudev Gidwani, Kishor Vasudev Gidwani, Bina Vasudev Gidwani, Bharat Vasudev Gidwani and Soniya Vasudev Gidwani thereafter made and executed a Registered Sale deed on dt.05/03/2021 of Land Bearing Survey No.16, Hissa No.1A admeasuring area of about 00 H 78 R with Potkharaba area admeasuring of 00 H 11 R i.e total land admeasuring of 00 H 89 R assessed at 02 Rs 00 Paise situated Village – Kondwa Budruk, Tal-Haveli, Dist-Pune in favour of M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr.Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr.Mangesh Sudam Beldare which is duly registered in the office of Sub Registrar, Haveli No.20 by serial No.4487/2021 on dt.05/03/2021 and by virtue of said Sale Deed, the names of M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr.Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr.Mangesh Sudam Beldare was endorsed on the 7/12 extract as owner by Mutation Entry.No.36898.

3) It appears from the record that, M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr.Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr.Mangesh Sudam Beldare thereafter made and executed a Registered Lease deed of Land Bearing Survey No.16, Hissa No.1A admeasuring area of about 35 Sq.mtrs out of total land admeasuring of 00 H 89 R assessed at 02 Rs 00 Paise situated Village – Kondwa Budruk, Tal-Haveli, Dist-Pune for a period of 99 yrs in favour of Maharashtra State Electricity Distribution Company Ltd, which is duly registered in the office of Sub Registrar, Haveli No.9 by serial No.10998/2022 on dt.05/08/2022 and by virtue of said Lease Deed, the name of Maharashtra State Electricity Distribution Company Ltd is endorsed on the other rights column of 7/12 extract as owner by Mutation Entry.No.38246.

- 4) 7/12 extract issued by Talathi Office Kondwa Budruk, mutation entry no.2548, 21827, 22334, 22335, 35267, 36898, 38246 and 38868.
- 5) Search report for 30 years from 1993 .till 2023.



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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 i.e M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr.Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr.Mangesh Sudam Beldare is clear, marketable and without any encumbrances.

3/- The report reflecting the flow of the title of the owner i.e M/s RSMS9 Infrastructure LLP through its Partners Siddhisamrudhi Buildcon LLP through partner Mr.Swapnil Ramdas Charwad and Chaandrai Buildcon LLP through its partner Mr.Mangesh Sudam Beldare on the said land is enclosed herewith as annexure.

Encl : Annexure.

Adv.Bharat S. Bhintade

Advocate.

Date:09/08/2023

(Stamp)

Adv. Bharat Shashikant Bhintade
Add. Sr. No. 37/5, Near Samartha Complex,
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FLOW OF THE TITLE OF THE SAID LAND Survey No.16, Hissa No.1A.

- 1) 7/12 Extract / P.R. Cards on date application for registration.
- 2) Mutation Entries no. 2548, 21827, 22334, 22335, 35267, 36898, 38246 and 38868.
- 3) Search report and Title report from 1993 To 2023 taken from sub registrar offices at Haveli 01 to 29
- 4) Any others relevant Title.
- 5) Litigation if any : NO

Place: Pune

Date: 09/08/2023

Mr.Bharat S Bhintade

Advocate

Adv. Bharat Shashikant Bhintade
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Mob. 9890506292