

# Vishal Jagdale

Advocate

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To  
MahaRERA,  
Aundh Pune- 411007.

## LEGAL TITLE REPORT

**Sub :** Title clearance certificate with respect to **Survey No. 261, Hissa No. 2, area admeasuring 00 H 81 R assessed at Rs. 00.65 Paisa, situated** at Village **Lohegaon**, Tal. Haveli, Dist. Pune, and within the local limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli (hereinafter referred as the "said property").

I have investigated the title of the said properties on the request of **M/S. SHIRAM ASSOCIATES Through its Partner Mr. Santosh Namdevrao Pawar & Mr. Mahesh Sahebrao Gayake** and following documents i.e.:-

### 1. Description of the property.

All the piece and parcel of Plot No. 5 of land bearing **Survey No. 261, Hissa No. 2**, area admeasuring 00 H 81 R assessed at Rs. 00.65 Paisa, situated at Village **Lohegaon**, Tal. Haveli, Dist. Pune, and within the local limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli, and more particularly described hereunder in schedule.

### Which is bounded as under:-

On or towards East	:-	By Road.
On or towards West	:-	By Road.
On or towards South	:-	By Road.
On or towards North	:-	By Road.

### 2. Documents Perused for legal title report.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.

3. Copies of Sale Deed.
4. Copy of Release Deed.
5. Copy of Gift Deed.
6. Copy of Development Agreement
7. Copies of Power of Attorneys.
8. NOC of Directorate of Ops (ATS).
9. Copy of Demarcation Certificate.
10. Copy of Commencement Certificate.
11. Copy of N.A. Order.

**3. Search report for 30 years from 1992 till 2021 issued by me on 23/06/2021.**

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 **Sardarsingh Kripalsingh Sona** is the owner of land bearing **Survey No. 261, Hissa No. 2**, area admeasuring 00 H 81 R assessed at Rs. 00.65 Paisa, situated at Village **Lohegaon**, Tal. Haveli, Dist. Pune, and within the local limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli who along with his legal heirs i.e. Amarkaur Sardarsingh Sona, Gurjindarsingh Sardarsingh Sona, Virkamsingh Sardarsingh Sona, Sohansingh Sardarsingh Sona & Daughter Parvindar Kaur have entrusted Development rights in respect of the said property in favour of **M/S. SHIRIRAM ASSOCIATES Through its Partner Mr. Santosh Namdevrao Pawar & Mr. Mahesh Sahebrao Gayake.**

**Encl :**

1. Flow of the title of the said land.



**Advocate**

Date: 23/06/2021.