

ADV. ANIL T. TAMBE

(B.Com. LL.B. D.L.L & L.W.)

OFFICE : Shree Towers, Office No. 03, FirstFloor, S. No. 156/2, Plot No. 3. Pune
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FORMAT - A
Circular No. 28/2021

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect of S. NO. 55/2/1 00 H. 50 R. situated at Revenue village Undri, Tal. Haveli, Dist. Pune (Hereinafter referred as the said Property).

I have investigated the title of the said Property on the request of M/s. Mahalaxmi Construction and following documents i.e.

1) DESCRIPTION OF THE PROPERTY:-

All those piece and parcel of land falling in Residential Zone situated at revenue Village Undri, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation Pune & Sub-Registrar Haveli Nos. 1 & 27 to its S. No., Hissa No., assessment, Owners & collectively bounded as under :

(A) **S. No. 55/2/1, an area admeasuring 00 H. 40 R** having revenue assessment of 01 Rs. 84 Paise (bearing Khata No. 3304) owned by M/s. Mahalaxmi Construction.

(B) **S. No. 55/2/1, an area admeasuring 00 H. 10 R** having revenue assessment of 00 Rs. 46 Paise (bearing Khata No. 3786) owned by Mr. Sachin Subhash Ghule & Mr. Nitin Subhash Ghule.

Thus, total area of (A) & (B) is 00 H. 50 R and which is collectively bounded as under :

ON OR TOWARDS

East : By S. No. 55/2/2 (Old S. No. 88/2/2) of Mr. Arun Kad.

South : By S. No. 55/2/1

West : By Private Road & S. No. 57 & 58 (Part)

North : By Katraj Mantarwadi Road

2) The documents of allotment of Plot.

(a) Copy of 7/12 extract S. No. 88, Hissa No. 2 for the year 1930-31 to 1941-42.

(b) Copy of 7/12 extract of S. No. 88, Hissa No. 2 for the year of 1943-44 to 1952-53.

(c) Copy of 7/12 extract of S. No. 88, Hissa No. 2 for the year of 1953-54 to 1963-64.

Copy of 7/12 extract of S. No. 88, Hissa No. 2/1 for the year 1971-1972 to 1989-1990.



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- (e) Copy of 7/12 extract of S. No. 55, Hissa No. 2/1 for the year 1990-1991 to 2009-2010.
 - (f) Copy of 7/12 extract of S. No. 55, Hissa No. 2/1 for the year 2010-2011 to 2012-2013.
 - (g) Copy of Computerized 7/12 extract of S. No. 55, Hissa No. 2/1 for the year 2013-2014 to 2015-2016.
 - (h) Copy of Computerized 7/12 extract of S. No. 55/2/1 for the year 2019 to 2020.
 - (i) Copy of Computerized 7/12 extract of S. No. 55/2/1 dated 27/05/2023 for the year 2017-18 to 2019-20.
 - (j) Mutation Entry Nos. : 348, 652, 755, 1045, 1093, 1159, 1383, 1455, 1558, 1789, 1845, 3594, 3792, 4645, 9219, 11059, 11060.
 - (k) Copy of Sale Deed dated 22/06/2018 registered at Serial No. 7944/2018 in the office of Sub-Registrar Haveli No. 3 between 1) Mr. Sudhir Kantilal Bothara & 2) Dr. Satish Babulal Jain (Land Owners) and M/s. Mahalaxmi Construction through its Partners Mr. Sachin Subhash Ghule and Mr. Nitin Subhash Ghule (Purchasers) in respect of S. No. 55/2/1 area 00 H. 40 R.
 - (l) Copy of Power of Attorney dated 22/06/2018 registered at Serial No. 7946/2018 in the office of Sub-Registrar Haveli No. 3 executed by 1) Mr. Sudhir Kantilal Bothara & 2) Dr. Satish Babulal Jain (Land Owners) in favor of M/s. Mahalaxmi Construction through its Partners Mr. Sachin Subhash Ghule and Mr. Nitin Subhash Ghule (Purchasers) in respect of S. No. 55/2/1 area 00 H. 40 R.
 - (m) Copy of Sale Deed dated 22/06/2018 registered at Serial No. 7947/2018 in the office of Sub-Registrar Haveli No. 3 between 1) Mr. Sudhir Kantilal Bothara & 2) Dr. Satish Babulal Jain (Land Owners) and Mr. Sachin Subhash Ghule and Mr. Nitin Subhash Ghule (Purchasers) in respect of S. No. 55/2/1 area 00 H. 10 R.
 - (n) Copy of Power of Attorney dated 22/06/2018 registered at Serial No. 7950/2018 in the office of Sub-Registrar Haveli No. 3 executed by 1) Mr. Sudhir Kantilal Bothara & 2) Dr. Satish Babulal Jain (Land Owners) in favor of 1) Mr. Sachin Subhash Ghule and 2) Mr. Nitin Subhash Ghule (Purchasers) in respect of S. No. 55/2/1 area 00 H. 10 R.
 - (o) Copy of Development Agreement dated 10/09/2013 registered at Serial No. 5281/2013 in the office of Sub-Registrar Haveli No. 20 executed by Mr. Madhukar Jagannath Kad & Others 4 in favor of M/s. Green Leaf Constructions through Partner 1) Mr. Sudhir Kantilal Bothara (Developers) on 11/09/2013 in respect of S. No. 55/2/1, area 00 H. 26 R.
 - (p) Copy of Power of Attorney dated 10/09/2013 registered at Serial No. 5282/2018 in the office of Sub-Registrar Haveli No. 20 executed by Mr. Madhukar Jagannath Kad & Others 4 (Land Owners) in favor of M/s. Green Leaf Constructions through Partner 1) Mr. Sudhir Kantilal Bothara & Others 2 (Developers) on 11/09/2013 in respect of S. No. 55/2/1, area 00 H. 26 R.



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- (q) Copy of Sale Deed dated 01/09/2010 registered at Serial No. 7406/2010 in the Office of Sub-Registrar Haveli No. 20 executed between 1) Mr. Sudhir Kantilal Bothara & Dr. Satish Babulal Jain (Purchasers) & Mr. Madhukar Jagannath Kad & Others 4 (Land Owners) in respect of S. No. 55/2/1, area 00 H. 50 R.
- (r) Copy of Development Agreement dated 31/10/2006 executed by Mr. Madhukar Jagannath Kad with consent of Mrs. Muktabai Madhukar Kad & Others in favour of Mr. Sudhir Kantilal Bothara & Dr. Satish Babulal Jain by virtue of Development Agreement which is duly executed and registered before Jt. Sub-Registrar Haveli No. 12 at Sr. No. 8541/2006 in respect of S. No. 55/2/1, area 00 H. 50 R.

4) Search Report for 30 Years from 1993 to 2023 till date.

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. Mahalaxmi Construction and Mr. Sachin Subhash Ghule & Mr. Nitin Subhash Ghule is clear, marketable and without any encumbrances.

Owners of the land Property owned by M/s. Mahalaxmi Construction for an area admeasuring 00 H. 40 R i.e. 4000 Sq. Mtrs. situated at revenue village Undri, Tal. Haveli, Dist. Pune and

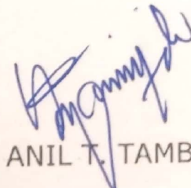
Owners of the land Property owned by Mr. Sachin Subhash Ghule & Mr. Nitin Subhash Ghule for an area admeasuring 00 H. 10 R i.e. 1000 Sq. Mtrs. situated at revenue village Undri, Tal. Haveli, Dist. Pune.

The Report reflecting the flow of the title of the M/s. Mahalaxmi Construction and Mr. Sachin Subhash Ghule & Mr. Nitin Subhash Ghule on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 03/08/2023




ADV. ANIL T. TAMBE