

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
Solapur Road, Hadapsar, Pune - 411 028

Tel. No. : 020 - 26871210,

e-mail -advaniltambe@gmail.com

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.



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
Solapur Road, Hadapsar, Pune - 411 028

Tel. No. : 020 - 26871210,

e-mail -advaniltambe@gmail.com

(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.



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
Solapur Road, Hadapsar, Pune - 411 028
Tel. No. : 020 - 26871210, **e-mail** -advaniltambe@gmail.com

=====

(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

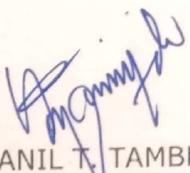
Owners of the land Property owned by Mr. Sachin Subhash Ghule & Mr. Nitin Subhash Ghule for an area admeasuring 00 H. 10 R i.e. 1000 Sq. Mtrs. situated at revenue village Undri, Tal. Haveli, Dist. Pune.

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