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Advocate

"SAKET"
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Date : 16.03.2020

TITLE OPINION

M/s. Pate Future Constructions LLP,
Vishwaneel Apartment, 506/1A-1B,
Narayan Peth, Ramanbaug Chowk,
Pune 411 030.

Sub. : Title Opinion in respect of the properties bearing Gat
Nos. 262, 263, 269, 270, 271, 272, 273, 274, 275 and
276, Mouje Kirakatawadi, Taluka Haveli, District Pune.

Sirs,

I have investigated title to captioned properties and I have to
state in my opinion as follows –

1. DOCUMENTS GIVEN FOR MY PERUSAL :

- a] Copies of 7/12 extracts of (i) Gat Nos. 262, 263, 269, 270, 271, 274 and 275 for the period 1975-76 to 2012-13, (ii) Gat No. 272 for the period 1975-76 to 2014-15; (iii) Gat No. 273 for the period 1975-76 to 2015-16; (iv) Gat No. 262/263/269/270/271/272/273/274/275/276/Plot No. 1; (v) Gat No. 262/263/269/270/271/272/273/274/275/276/Plot No. 2; (vi) Gat No. 262/263/269/270/271/272/273/274/275/276/Plot No. 3; and (vii) Gat No. 262/263/269/270/271/272/273/274/275/276/Plot No. 4.
- b] Copies of relevant mutation entries.
- c] Copy of Sale Deed dated 27.04.1995 by Sou. Anjanibai Nivrutti Daravatkar in favour of Shri Rajiv Purushottam Bodas, registered at the Office of Sub Registrar Haveli-9 at Serial No. 2733/1995.



SARAFCAE Act and subject to whatever stated hereinabove, I am of the opinion that the title of M/s Pate Future Constructions LLP as an owner of Gat Nos. 262, 263, 269, 270, 271, 272, 274, 275 and 276 and of Shri. Ramachandra alias Chandrakant Bhausaheb Hagawane, Sou. Shakuntala Ramachandra alias Chandrakant Hagawane, Shri. Ganesh Ramachandra alias Chandrakant Hagawane, Chi. Soham Ganesh Hawagane, Chi. Pranav Ganesh Hagawane, Sou. Shubhangi Ganesh Hagawane, Shri. Mangesh Ramachandra alias Chandrakant Hagawane, Chi. Sarthak Mangesh Hagawane, Sou. Dipali Mangesh Hagawane, Shri. Umesh Ramachandra alias Chandrakant Hagawane, Chi. Shreya Umesh Hagawane, Chi. Shlok Umesh Hagawane, Sou. Rupali Umesh Hagawane, Shri. Ravasaheb Bhausaheb Hagawane, Shri. Yuvaraj Ravasaheb Hagawane, Chi. Shravani Yuvaraj Hagawane, Sou. Sarika Yuvaraj Hagawane, Shri Sachin Ravasaheb Hagawane, Chi. Sangram Sachin Hagawane, Sou. Manasi Sachin Hagawane, Sou. Vaishali Ravasaheb Hagawane alias Vaishali Sunil Ubhe, Shri. Balasaheb Bhausaheb Hagawane, Sou. Meena Balasaheb Hagawane, Shri. Amit Balasaheb Hagawane, Sou. Komal Amit Hagawane, Sou. Reshma Shekhar Mate alias Reshma Balasaheb Hagawane, Sou. Mayuri Dipak Salunke alias Mayuri Balasaheb Hagawane, Smt. Shobha Devidas Hagawane, Shri. Shekhar Devidas Hagawane, Chi. Antara Shekhar Hagawane, Sou. Punam Shekhar Hagawane, Ku. Nilima Devidas Hagawane alias Sou. Nilima Santosh Kamathe, Sou. Ashabai Shivaji Dhawade, Sou. Sagunabai Baburao Murakute, as owners of Gat No. 273, and rights of development of M/s Pate Future Constructions LLP of Gat No. 273 are clean, clear and marketable.

All the documents are returned herewith.

Yours faithfully,


[P. M. KHIRE]
ADVOCATE