

NAMDEV S. SURWASE

B.A.LLB
ADVOCATE

(O) Shop No. 2, Rajdevta Corner, Keshavnagar,
Chinchwad Pune 411033.

=====
Date: - 14.10.2024

FORMAT - A
(Circular No.:- 28/2021)

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing:-

(A) Residential Layout Plot area admeasuring 07 Ares 22.42 Sq. Mtrs. i.e., 1426.28 Sq. Mtrs. Assessed at Rs. 68.00 bearing Survey No. 96/1B/F/G/Plot No. 03 (khata No. 6991), in the residential Layout Project known as "**Siddhhidata Residency** " situated at village CHOVISAWADI, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. On the said property and which plot is bounded as follows:

On or towards EAST : By 18 Mtrs. D.P. Road.

On or towards SOUTH: By Plot No. FG/SD/02 & J/D/01 & 9 Mtrs.

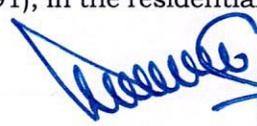
Internal Road.

On or towards WEST : By Plot no. HI/SD/24 & HI/RH/23 & HI/RH/22.

On or towards NORTH: By Plot No. FG/D/04.

All that piece and Parcel of falling in internal Road in the Layout Plot area admeasuring 01 Ares 64.21 Square Meter i.e. 164.21 Square Meter out of the total area admeasuring 07 Ares 02.40 Square Meter bearing its Survey No. 36/1B/F/G/Plot No. 16/Internal Road (Khata No. 6991) assessed at 337.00 in the residential Layout Project Known as "SKYWAYS VRUNDAVAN FG" situated at village CHOVISAWADI, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune.

(B) Residential Layout Plot area admeasuring 07 Ares 03.86 Square Meter i.e. 159.99 Square Meters assessed at 68.00 bearing Survey No. 96/1B/F/G/Plot No. 04 (khata No. 6991), in the residential




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On or towards SOUTH: By Plot No. FG/SD/02 & J/D/01 & 9 Mtrs.
Internal Road.

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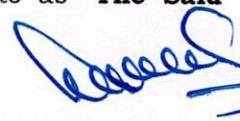
(B) All that piece and Parcel of falling in internal Road in the Layout Plot area admeasuring 01 Ares 59.99 Square Meter i.e. 159.99 Square Meter out of the total area admeasuring 07 Ares 02.40 Square Meter bearing its Survey No. 36/1B/F/G/Plot No.16/Internal Road (Khata No. 6991) assessed at 337.00 in the residential Layout Project Known as "**Siddhhidata Residency**" situated at village CHOVISAWADI, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune.

(Hereinafter referred as the said plots")

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :-

1) Description of the property.

(A) Residential Layout Plot area admeasuring 07 Ares 22.42 Sq. Mtrs. i.e., 722.42 Sq. Mtrs. Assessed at Rs. 68.00 bearing Survey No. 96/1B/F/G/Plot No. 03 (khata No. 6991), in the residential Layout Project known as "**Siddhhidata Residency**" situated at village CHOVISAWADI, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune, along with all easements, here deterrments and other rights (hereinafter referred to as "**The Said**




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Lands"), is presently owned and in possession of "**1. Mr. Madan Balkrishna Salve and Others**" of Pune

The said Property is bounded as under:-

On or towards EAST : By 18 Mtrs. D.P. Road.

On or towards SOUTH: By Plot No. FG/SD/02 & J/D/01 & 9 Mtrs.
Internal Road.

On or towards WEST : By Plot no. HI/SD/24 & HI/RH/23 &
HI/RH/22.

On or towards NORTH: By Plot No. FG/D/04.

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The said Property is bounded as under:-

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2) The documents of allotment of plot.

The present Owner had provided me the following documents: -

Sr. No.	DOCUMENTS
1.	Copy of 7/12 Extract of the said Land bearing S. No. 96/1B.
2.	Copy of Sale Deed No. 6983/2023 Dated 28.03.2023.
3.	Copy of Sale Deed No. 6984/2023 Dated 28.03.2023.
4.	Copy of Sale Deed No. 6985/2023 Dated 28.03.2023.
5.	Copy of Sale Deed No. 6986/2023 Dated 28.03.2023.
6.	All Mutation Extract on Survey No. 96/1B.
7.	Copy Of NA Order No. JAMIN/NA/SR/519/2022 dated 06.07.2022.
8.	Copy Of Paper Notice Dated 10.05.2022 and No Objection Certificate Dated 31.05.2022 by Adv. Anil Tulshiram Tambe.
9.	Copy of Development Agreement No. 16538/2024 dated 19.07.2024.
10.	Copy of Power Of Attorney No. 16539/2024 dated 19.07.2024.

3) 7/12 extract issued by Talathi Office, Chinchwad.

4) Search report for 30 years from 1994 till 2024.



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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/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

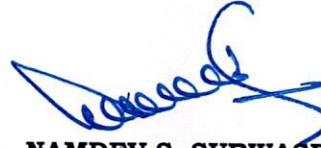
Mr Madan Balkrishna Salve, Mr Pratap B Salve, Mr Pradip Ramdas Belhekar, Mr Sandip Ramdas Belhekar, Mr Mangesh D Deshmukh, Mr Santosh Pujahari Vanvat, Mr Vishnu Mahadev Thorat, Mr Balasaheb Meghraj Jadhav, Mr Sushil Shivraj Shinde, Mrs Mayuri Dilip Jain, Mr Santosh G Chavhan, Mr Om Prakashrao Patil, Mrs Poonam Bhagwan Bhosale, Mr Vaibhav Sadhu Borate, Mr Nilesh Jagganath Sonawane, Mr Dayanand Mahadev Kokare, Mr Bhaskar Bharat Kolekar, Mrs Supriya Shivaji Bhosale through their POA Holder M/s Siddhidata Buildconn through Partner Mr Aadithyaa Shinde having office at Chinchwad, Pune 411033,

(4) Qualifying comments/remarks if any: - No

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

CHINCHWAD, PUNE
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FLOW OF THE TITLE OF THE SAID LAND.

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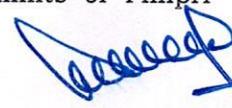
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Square Meter out of the total area admeasuring 07 Ares 02.40 Square
Meter bearing its Survey No. 36/1B/F/G/Plot No.16/Internal Road
(Khata No. 6991) assessed at 337.00 in the residential Layout Project
Known as "Siddhidata Residency " situated at village
CHOVISAWADI, Taluka Haveli, within the limits of Pimpri Chinchwad
Municipal Corporation, District Pune.

- 1) 7/12 extract as on date of application for registration.
- 2) 7/12 Mutation entries.
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-
Registrar' office at Haveli, Pune.
- 4) Any other relevant title.
- 5) Litigations if any.

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