

To
MahaRERA

ADDITIONAL LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No 11 Hissa No. 2A and 2B, admeasuring area 7900 Sq. Mtrs., situated at Village Kiwale, Taluka: Haveli /District: Pune:- ("hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of **M/s Shree Sai Capital** and following documents i.e., :-

1) Description of the property:

- (i) All that piece and parcel land admeasuring about 4000 sq. mtr. out of Survey No. 11 Hissa No. 2A at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation.
- (ii) All that piece and parcel land admeasuring about 2500 sq. mtr. out of Survey No. 11 Hissa No. 2B at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation.
- (iii) All that piece and parcel land admeasuring about 1400 sq. mtr. out of Survey No. 11 Hissa No. 2B at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation.

2) The documents of allotment of plot.

- (i) 7 / 12 extract and Mutation Entries of the said land.

(ii) Sale Deed dated 11/03/2019, which is duly register in the office of sub registrar Haveli No. 17, Serial No 4736/2019 by M/s. Austere Landmark LLP in favour of M/s. Shri Sai Capital.

(iii) Power of Attorney dated 11/03/2019, which is duly register in the office of sub registrar Haveli No. 17, Serial No.4737 /2019 by M/s. Austere Landmark LLP in favour of M/s. Shri Sai Capital.

(iv) Development Agreement dated 20.05.2019, which is duly register in the office of sub registrar Haveli No. 14, Serial No.9207 /2019 by M/s Austere Landmark LLP in favour of M/s. Shri Sai Capital.

(v) Power of Attorney dated 20/05/2019, which is duly register in the office of sub registrar Haveli No. 14, Serial No.9208/2019 by M/s. Austere Landmark LLP in favour of M/s. Shri Sai Capital.

(vi) Sale Deed dated 20.05.2019, which is duly registered in the office of Sub Registrar Haveli No.14 Serial No. 9214/2019 by M/s. S. S. D. Promoter and Builder in favour of M/s. Shree Sai Capital.

(vii) Power of Attorney dated 20.05.2019, which is duly, registered in the office of Sub Registrar Haveli No.14 Serial No.9215/2019 by M/s. S. S. D. Promoter and Builder in favour of M/s Shree Sai Capital.

(viii) Development Agreement dated 20.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 9216/2019 by M/s. S.S.D. Promoter and Builder in favour of M/s. Shree Sai Capital.

(ix) Power of Attorney dated 20.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 9217 /2019 by M/s. S.S.D. Promoter and Builder in favour of M/s. Shree Sai Capital.

3) Search report for 30 years till 10/03/2021 of Advocate Dinesh Ghadge dated 10/03/2021 is enclosed as Annexure A.

Now this additional search and Title report is being issued at the request and requirement of the owners/Promoters after conducting further search of available records wide e-search on the website of igrmaharashtra.gov.in.

The Owner/Promoters herein have prepared layout & building plan over the said property and submitted to the Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under the Provision of MRTP Act 1966 & accordingly got the sanction under No. Kiwale/05/2022, dated 18/01/2022 consisting of construction of the buildings for residential and commercial units on the said property.

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 **M/s Shree Sai Capital** is clear, marketable and without any encumbrances.

(If any encumbrances please mention in separate sheet)

NOT APPLICABLE

3/- The report reflecting the flow of the title of the owner M/s. Austere Landmark LLP and M/s. S.S.D. and the Promoter and Developer **M/s Shree Sai Capital** on the said land is enclosed herewith as annexure.

Encl: Annexure.

- 1) Title report of Advocate Dinesh Ghadge dated 10/03/2021.
- 2) Layout plan sanctioned by Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under no. Kiwale/05/2022.

Date: 27/01/2022


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FORMAT- A
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FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extract/ PR card as on date of application for registration
2. Search report for 30 years from Taken from Sub-Registrar' office at is attached as supplementary title report.
3. Layout plan over the said property sanctioned by Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under no. Kiwale/05/2022 dated 18/01/2022.
4. Any other relevant title.
5. Litigations if any.

Date: 27/01/2022


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