

M.S.WAGHMODE
ADVOCATE

Off.No.3,S.No.3/2,Sopan Smurti
Narhegaon, Pune-411041.

Email:-adv.madhukarwaghmode@gmail.com

CELL.NO-9637112971

FORMAT A

To,

MahaRERA

House In Bhavan, Plot No. C21, E Block

Bandra Kurla Complex, Bandra (E)

Mubmai , 400051

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to **S. No. 116/7/4, Plot No. 3 + 116 / 7 / 1 + 117 / 1A** situated at Dhayari 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. Trimurti Developers Thru, Mr. Tanaji Maruti Daswadkar, Mr. Santosh Tukaram Todkar, Mr. Prakash Namdev Chaudhari, Mr. Balkrishna Pralhad Darwatkar** following documents ie :-

1) Description of the property.

all that (i) portion, admeasuring "Hectare 0.12 Are" (Amenity Area FSI) for convenience bearing S No.116/7/1 and (ii) portion, admeasuring "Hectare 0.41.97Are" for convenience bearing S.No 116/7/4/Plot No.3, (iii) portion, admeasuring "Hectare 0.10 Are" for convenience bearing S.No 117/1A, Total land admeasuring area 00 H. 63.97 R out of the land bearing Survey No.116/7/1, Survey No.116/7/4/Plot no 3, Survey No.117/1A, situate at village Dhayari Taluka Haveli, District Pune, within the limits of the Registration District Pune, Sub-Registration Taluka Haveli and Pune Municipal Corporation, more particularly described in the SCHEDULE written hereunder (hereinafter referred to as the said "**PROPERTY**")

2) 7/12 extract or property card issued by Village Talathi Dated 25/04/2024, mutation entry no. 4255, 4346, 5854, 6929, 7022, 9860, 10893, 11036, 11812, 13159, 14645, 14804, 155227, 18346

3)Search report for 30 years from 1993 till 2023

4) On perusal of the above mentioned documents and all others relevant document relating to title of the said property I am of the opinion that the title of **M/s. Trimurti Developers Thru, Mr. Tanaji Maruti Daswadkar, Mr. Santosh Tukaram Todkar, Mr. Prakash Namdev Chaudhari, Mr. Balkrishna Pralhad Darwatkaris** clear, marketable and without any encumbrances.

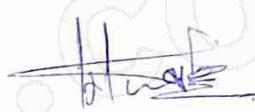


5) Owners of the land property:

S. No	LANDOWNER	S. No.	AREA Sq.Mt
1	Sandip Bhausahab Chavan	116/7/4 Plot No.3	4197.10
2	Narayan Bhausahab Chavan		
3	Sushila Bhausahab Chavan	116/7/1	917.13
4	Chitra Santosh Chavan	117/1A	1000.00
5	Aniket Santosh Chavan		
6	Om Santosh Chavan		
	total		6114.23

The report reflecting the flow of the title of the M/S Trimurti Developers through partner M/s. Trimurti Developers Thru, Mr. Tanaji Maruti Daswadkar, Mr. Santosh Tukaram Todkar, Mr. Prakash Namdev Chaudhari, Mr. Balkrishna Pralhad Darwatkar on the said land is enclosed herewith as annexure.

Encl:- Annexure.


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FORMAT -A

(CIRCULAR No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 4255, 4346, 5854, 6929, 7022, 9860, 10893, 11036, 11812, 13159, 14645, 14804, 155227, 18346
- 3) Search report for 30 year from 1993 to 2023 Taken from Sub- Registrar office at Pune
- 4) Any other relevant title - Not applicable
- 5) Litigations if any - Nil

Date 25.04.2024



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