



KISHOR N. PATIL

Mobile : 9860254785
Off.: 020-65119008

B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply Regd. A.D. / U.C.P.

FORMAT- A

To,

MahaRERA



LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Gat No. 94, area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it Plot No. 7 area admeasuring 3923.80 Sq. Mtrs., and Plot No. 8 area admeasuring 3923.80 Sq. Mtrs., total area admeasuring 7847.60 Sq. Mtrs, situated at village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the said property).

I have investigated the title of the said property on the request SAI ESSEN 7 & 8 LLP (earlier known as Swaroop Homes LLP), A registered partnership firm, through its Partner Mr. Surendra Bhimsen Agarwal, having Office/at:- Aishwaryam Courtyard, Gat No. 1169, Near Sane Chowk, Akurdi Chikhali Road, Pune- 412114, and following documents i.e. :-

1. Description of the property:

All that piece and parcel of the property bearing Gat No. 94, area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it Plot No. 7 area admeasuring 3923.80 Sq. Mtrs., and Plot No. 8 area admeasuring 3923.80 Sq. Mtrs., total area admeasuring 7847.60 Sq. Mtrs, situated at village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. & which are commonly bounded as under

2. Documents of Allotment of property:

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Agreement to Sale.
4. Copy of Sale Deeds.
5. Copy of Power of Attorneys.
6. Copy of Consent Deed.
7. Copy of Joint Consent terms.
8. Release Deeds.
9. Copy of Demarcation.
10. Copy of D.P. Opinion.
11. Copy of Building Commencement Certificate.
12. Copy of Complaint of RCS No. 114/2018 filed in the Court of Hon'ble CJD Pimpri, Pune with Order.
13. Copy of Complaint of RCS No. 105/2011 filed in the Court of Hon'ble CJD Pimpri, Pune.
14. Copy of Re-conveyance Deed.
15. Copies of LLP agreements and Supplementary agreements.
16. Copy of Deed of Mortgage.
17. Copy of NO DUE CERTIFICATE & ACCOUNT CLOSED from SBI.

3. 7/12 extract / Property Card issued by Talathi Office, Chikhali vide Mutation Entries No. 1862, 1863, 2479, 2944, 195, 295, 4250, 5028, 1188, 3402, 10104, 10604, 12500, 14084, 14356, 18318, 21087, 21430, 21478, 21488, 21489, 21490, 21755, 21756, 21968, 21969, 21970, 23720, 23978, 25011, 25523, 25895.

4. Search report for 30 years from 1993 till 2023.

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 MSAI ESSEN 7 & 8 LLP(earlier known as Swaroop Homes LLP),through its Partners 1. Surendra Bhimsen Agarwal 2. Satish Bhimsen Agarwal 3. Narendra Bhimsen Agarwal 4. Nitin Bhimsen Agarwal 5. Mr. Sagar Balasaheb Dhumal and 6. Mrs. Preeti Sagar Dhumal is clear, marketable and without the encumbrances subject to the outcome of RCS No. 105/2011 filed in the Hon'ble Court CJD Pimpri, Pune

Owner of the Property :

SAI ESSEN 7 & 8 LLP(earlier known as Swaroop Homes LLP),through its Partners 1. Surendra Bhimsen Agarwal 2. Satish Bhimsen Agarwal 3. Narendra Bhimsen Agarwal 4. Nitin Bhimsen Agarwal 5. Mr. Sagar Balasaheb Dhumal and 6. Mrs. Preeti Sagar Dhumal.	Gat No. 94, Plot No. 7 and Plot No. 8 area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it area admeasuring 7847.60 Sq. Mtrs, situated at village Chikhali, Tal. Haveli, Dist. Pune.
--	---

The report reflecting the flow of the title of SAI ESSEN 7 & 8 LLP(earlier known as Swaroop Homes LLP),through its Partners 1. Surendra Bhimsen Agarwal 2. Satish Bhimsen Agarwal 3. Narendra Bhimsen Agarwal 4. Nitin Bhimsen Agarwal 5. Mr. Sagar Balasaheb Dhumal and 6. Mrs. Preeti Sagar Dhumal on the said property is enclosed herewith as annexure.

Encl: Annexure.

Date: 23/12/2023.



Kishor N. Patil
Advocate
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,

"JANHAVI" 1st Floor,

Near Kalewadi Pimpri Bridge,

Kalewadi, Pimpri, Pune-411017.



KISHOR N. PATIL

Mobile : 9860254785
Off. : 020-65119008

B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply Regd. A.D. / U.C.P.

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

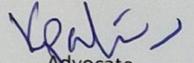
To,

MahaRERA

FLOW OF TITLE OF THE SAID PROPERTY

1. Gat No. 94, Plot No. 7 and Plot No. 8 area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it area admeasuring 7847.60 Sq. Mtrs, situated at village Chikhali, Tal. Haveli, Dist. Pune within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli
 2. 7/12 extract / P.R. Card as on date of application for registration.
 3. Mutation Entry Nos 1862, 1863, 2479, 2944, 195, 295, 4250, 5028, 5028, 1188, 3402, 10104, 10604, 12500, 14084, 14356, 18318, 21087, 21430, 21478, 21488, 21489, 21490, 21755, 21756, 21968, 21969, 21970, 23720, 23978, 25011, 25523, 25895
 4. Search report for 30 years from 1993 to 2023 taken from Sub-Registrar' office at Haveli No. 1 to 27Pune.
 5. Any other relevant title. No
 6. Litigations if any. Subject to the outcome of RCS No. 105/2011 filed in the Hon'ble Court CJD Pimpri, Pune
- Date: 23/12/2023..




Advocate
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
"JANHAVI" 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune-411017.