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Date : 26th April 2025

FORMAT — A
(Circular No.:-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to immovable property land bearing Survey No. 254/3 Part, Plot-A, Village-Charholi, Taluka-Haveli, District-Pune total area admeasuring 1600 Sq. mtrs., out of that 1300 Sq. Mtrs., situated at Charholi Bk., Pune within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **BHOSALE HOUSING LLP** a Limited Liability Partnership duly registered under the provision of Limited Liability Partnership Act, 2008 under LLP Identification No. AAW-7509, (PAN No. AAXFB 8095R) through its Partner **1. MR. GANESH SHANTARAM BHOSALE, 2. MR. VISHAL SHANTARAM BHOSALE AND 3. VINOD LAXMAN PATHARE** having its Registered Office at Survey No 253/6, Indumati, Charholi Dhanori Road, Bhosale Wasti, Charholi Budruk, Pune-411081 and following documents i.e.:-

1) **Description of the property-**

Land property bearing Survey No. 254/3 Part, Plot-A, Village-Charholi, Taluka-Haveli, District-Pune total area admeasuring 1600 Sq. mtrs., out of that 1300 Sq. Mtrs., situated at Charholi Bk., Pune within the limits of Pimpri Chinchwad Municipal Corporation;



2) The documents of allotment of plot.

Documents Scrutinized by **Adv. Sachin Sahebrao Kale** as per his Legal Title Report dated 03/09/2024.

- i) **Adv. Sachin Sahebrao Kale** has taken the search from Sub-Register office Haveli for above mentioned property from the year of 1993 to 2024 of the record maintained the office of Sub- Registrar office Haveli.
- ii) 7/12 extract
- iii) 7/12 extracts and Mutation Entries.
- iv) Other Related Documents;
- v) Title Report of **Adv. Sachin Sahebrao Kale** as per his Legal Title Report dated 03/09/2024.
- vi) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

3) 7/12 Extract dated 13/12/2024.

4) Search report for more than 30 years from 1993 till 2024. (Previous Title Report given by **Adv. Sachin Sahebrao Kale** as per his Legal Title Report dated 03/09/2024). **I am given this title report on the basis of Legal Title Report given by Adv. Sachin Sahebrao Kale** as per his Legal Title Report dated 03/09/2024.

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, **MR. RAJU POPAT BHOSALE** is the owner and possessor of the said property the title of the said property is clear, marketable and without any encumbrances.

Owners of the land-

Survey No. 254/3 Part, Plot-A, Village-Charholi, Taluka-Haveli, District-Pune total area admeasuring 1600 Sq. mtrs., out of that 1300 Sq. Mtrs., situated at Charholi Bk., Pune within the limits of Pimpri Chinchwad Municipal Corporation - **MR. RAJU POPAT BHOSALE.**

4) **Qualifying comments - MR. RAJU POPAT BHOSALE** is the owner of the said property. **MR. RAJU POPAT BHOSALE** executed Development Agreement and Power of Attorney dated 23/02/2023 in favour of **BHOSALE HOUSING LLP** Survey No. 254/3 Part, Plot-A, Village-Charholi, Taluka-Haveli, District-Pune total area



admeasuring 1600 Sq. mtrs., out of that 1300 Sq. Mtrs., situated at Charholi Bk., Pune within the limits of Pimpri Chinchwad Municipal Corporation. The said Land owner **MR. RAJU POPAT BHOSALE & HIS LEGAL HEIRS**, registered their Development Agreement and Power of Attorney in Favour of **BHOSALE HOUSING LLP** which was registered before Sub-Registrar; Haveli 17, vide Sr. No. 3226/2023 dt. 23/02/2023 and 3227/2023 dated 23/02/2023.

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 26/04/2025



Shailesh Sabadra
Advocate.

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Property Card Extract of **BHOSALE HOUSING LLP**
2. Mutation Entry No. 14585
3. Search report for more than 30 years from 1993 till 2024 taken from sub-Registrar Office at Ulhasnagar. I am given this title report on the basis of Legal Title Report given by **Adv. Sachin Sahebrao Kale** as per his Legal Title Report dated 03/09/2024.
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 26/04/2025




Advocate.