



"We help you help yourself"

Mr. YOGESH D. HATAGADE
Advocate & Notary (Govt. of India)

Main Office: Office No.202, 2nd Floor, Shalini Heights, CTS No.312, Shirole Lane, Behind Congress Bhawan, Shivajinagar, Pune - 411005
Residence: Bethel, Survey No.14/1A/1/1/8, Lane No.21, Sukhsagar Nagar Part-1, Katraj, Pune - 411046
Email:- yogeshhatagade@Gmail.com, Mobile No.+91 9371030870

FORMAT- A

To,
MahaRERA

Sub: Title clearance certificate with respect to Survey No.40/1 admeasuring 15400 square meters, 40/2 admeasuring 8900 square meters, 40/3A admeasuring 5000 square meters, 40/3B admeasuring 2945.66 square meters out of 5100 square meters, 40/4/2/1 admeasuring 8959 square meters out of 12,283 square meters situated at Balewadi, Haveli Taluka, District Pune (hereinafter referred as the 'said Property')

I have investigated the title of the said Property on the request of M/s. Grow India Nirmiti LLP and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Local Talathi Office, Pune dated 10/10/2020 and mutation entry no. 9287.
- 4) Search report for 30 years from 1986 till 2018.

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. Grow India Nirmiti LLP appears to be free, clear, marketable and without any encumbrances.

Owners of the land

M/s. Grow India Nirmiti LLP and other S. No.40/1, 40/2, S. No.40/3A, S. No.40/3B, S. No.40/4/2/1.

Qualifying comments/remarks if any: - No.

3/- The report reflecting the flow of the title of the M/s. Grow India Nirmiti LLP on the said Property is enclosed herewith as annexure

Encl: Annexure- Title Investigation Report,

Pune
Date: 05/10/2021




Mr. Yogesh D. Hatagade
Advocate & Notary (Govt. of India)



"We help you help yourself"

Mr. YOGESH D. HATAGADE
Advocate & Notary (Govt. of India)

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 9287.
3. Search report for 30 years from 1986 Taken from Sub-Registrar' office at Local Talathi Office, Pune.
4. Any other relevant title.
5. Litigations if any –
 - Suit Petition No. 185/2020, Civil Court Senior Division, Pune.

Pune

Date: 05/10/2021




Mr. Yogesh D. Hatagade
Advocate & Notary (Govt. of India)

Housi