

**GAYATRIDEVI KULKARNI
ADVOCATE**

B-6/21, Saudamini Society,
Bhusari Colony, Paud Road,
Kothrud, Pune 411038.
Cell No. 7588233488
advgayatridevi@gmail.com

Date 27.04.2021

CERTIFICATE OF TITLE

This is to Certify that I have investigated the title of M/S Kakade Green Estate Pvt. Ltd. (KGEPL) a Company registered under the Companies Act, having Corporate ID No. U70102PN2007PTC130577 – 2007-2008 dt. 17.08.2007, having its registered office at Kakade Capital, Plot No. 1205, Shirole Road, Shivaji Nagar, Pune 411004, represented through its Director Mr. Chandrakant Kankaya Boda, I have investigated a marketable title of the KGEPL on the basis of all documents supplied to me and Index II Search available online at igrmaharashtra.gov.in and in few available Registration offices (as due to Covid-19 out break many registration offices are closed or strictly working for urgent registration work only) in respect of Land more particularly described hereunder.

1) **Description of Property** : S. NOS. 16, 18, 19, 51,53 (P) of Village Hingane Budruk now known as Karve Nagar in the name of “Navin Kopare Gaothan” total admeasuring 15 H. 45 Ares, which is called Larger Property.

Out of the said Larger land, after acquiring land admeasuring 02H.84Ares for water supply by PMC remaining area 12H.61 Ares is Navin Kopare Gaothan, which is called as entire land.

The said Entire Land was divided in various plots out of the same, Plot No. B admeasuring 19808.71 Sq. Mtrs. and Plot No. C admeasuring 12219 Sq. Mtrs. comprising a) Plot C admeasuring 6051.58 Sq. Mtrs. b) land under 30 Mtrs. wide D.P. Road admeasuring 3082.94 Sq. Mtrs. c) Plot No. C-1 admeasuring 2248.14 Sq. Mtrs. and d) land admeasuring 835.73 Sq. Mtrs. under 36 Mtrs. D.P. Road widening in front of above mentioned a, b, c along with permissible FSI carved out of the said land is the subject property. The land described of Plot C in a,b,c,d above admeasuring 12219 Sq.Mtrs. is the Subject Property and land for the Project named “LE SKYLARK” and subject matter of this Certificate. The said land is situated at Village Hingane Bk. , Karvenagar, Taluka Haveli, District Pune. Boundaries of Subject land 12219.39 Sq. Mtrs. of Project land bounded as :



**GAYATRIDEVI KULKARNI
ADVOCATE**

B-6/21, Saudamini Society,
Bhusari Colony, Paud Road,
Kothrud, Pune 411038.
Cell No. 7588233488
advgayatridevi@gmail.com

On or towards East: By 12 Mtrs. wide DP Road,

On or towards South: By 12 Mtrs. wide Canal Road,

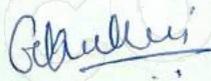
On or towards West: By 30 Mtrs. wide D.P. Road under shifting approval of PMC,

On or towards North: By 36 Mtrs. wide D.P.Road, running from Warje to Kothrud
known as N.D.A. Road.

I hereby Certify that, KGEPL is developing the residential and commercial project named **LE SKYLARK** on the said land under the terms of the duly registered Lease Deed dt. 03.02.2018. The KGEPL has not obtained a Project loan from any Bank or Financial Institution. They have obtained all necessary permissions and sanctioned Building plans for development and construction of a scheme of residential flats and shops, showrooms etc. Hence, considering the contents of all the above mentioned documents, I am of the opinion that, M/S Kakade Green Estates Pvt. Ltd. possess clean, clear and marketable title without any encumbrance over captioned property.

Date 27.04.2021

Pune


Adv Gayatridevi Kulkarni

GAYATRIDEVI KULKARNI
ADVOCATE
B-6/17 & 21, Saudamini Society,
Paud Road, Kothrud, Pune-411 038.
Tel. 25280241, Cell. 07588233488.

