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Court:

Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

October 7, 2021

To

Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No.C-21, E-Block
Bandra Kurla Complex, Bandra (E)
Mumbai: 400 051

LEGAL TITLE REPORT

Subject property description:

Property	All those following pieces of the land all situate at village Mohammedwadi, Taluka Haveli , District Pune, within the limits of Registration District of Pune, Sub. Registrar Haveli Pune,		
Survey No.42/1B (its New Survey No.42/1/B/2 allotted in the year 2020-21) admeasuring "Hectare 0=70 Are" assessed at Rs.1=21 Paise	Survey No.42/1C, admeasuring "Hectare 0=50 Are" assessed at Rs.0=62 Paise	Survey No.42/5, admeasuring "Hectare 0=20 Are" assessed at Rs.0=37 Paise (now Portion admeasuring 1614.65 sq.mt.after deducting 385.35 sq.mt. transferred to PMC for D.P.Road by the instrument hereinafter mentioned)	
A portion admeasuring "Hectare 0=32 Are" out of the land bearing Survey No.42/2A, admeasuring "Hectare 0=71 Are" assessed at Rs.0=87 Paise	Survey No.42/6A, admeasuring "Hectare 0=29 Are" assessed at Rs.0=36 Paise (now Portion admeasuring 2898.39 sq.mt. after deducting 1.61 sq.mt. for D.P.Road by the instrument hereinafter mentioned)	Survey No.42/7, admeasuring "Hectare 0=18 Are" assessed at Rs.0=25 Paise	Survey No.42/9, admeasuring "Hectare 0=15 Are" assessed at Rs.0=20 Paise (now Portion admeasuring 755.84 sq.mt. after deducting 744.16 sq.mt. for D.P.Road by the instrument hereinafter mentioned)
Survey No.42/8, admeasuring "Hectare 0=13 Are" assessed at Rs.0=16 Paise (it is informed that a portion out of this, is under reservation for DP Road)	Survey No.42/10, admeasuring "Hectare 0=40 Are" assessed at Rs.0=42 Paise (now Portion admeasuring 3,186.41 sq.mt. after deducting 813.59 sq.mt. for D.P.Road by the instrument hereinafter mentioned)		

[Signature]

and collectively bounded by as under East : Survey No.39 South : Survey No.38 West : Survey No.43 North : Survey No.42/1, 42/2
Hereinafter referred to its individual " Survey Number " and collectively as the said " Land "

I have investigated the title of the said Land on the request of Cavalcade Properties Private Limited, a registered company under the Companies Act, 1956, having its registered office at Plot No.C-30, Block G, Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai : 400 051 (said **Owner**) through its authorized representative Anil Mathur.

1. **Description of the Property :**

As mentioned in the subject above.

2. **The Documents of allotment of said Land**

Survey No.	Area	Conveyance Deed Details	
		Date	Regn No.
42/1B (now 42/1/B/2)	00H 30R	14.01.2020	2864/2020
42/1B(now 42/1/B/2)	00H 40R	14.01.2020	2863/2020
42/1C	00H 25R	14.01.2020	2864/2020
42/1C	00H 25R	14.01.2020	2868/2020
42/2A	00H 21R	14.01.2020	2867/2020
42/2A	00H 11R	14.01.2020	2860/2020
42/5	1614.65 sq. mts	26.12.2020	21618/2020
42/6A	2898.39 sq. mts.	26.12.2020	21618/2020
42/7	00H 18R	14.01.2020	2864/2020
42/8	00H 13R	26.12.2020	21619/2020
42/9	755.84 sq. mts.	26.12.2020	21619/2020
42/10	3186.41 sq. mts.	26.12.2020	21620/2020

Anil Mathur

3. **7/12 Extract issued by the concerned revenue authority**

Survey No.	Total Area as per 7/12 Extract	Area of CPPL as per 7/12 Extract H= Are	Mutation Entry No.
42/1B/2	00H 70R	00H 30R	15144
		00H 40R	15191
42/1C	00H 50R	00H 25R	15144
		00H 25R	15037
42/2A	00H 71R	00H 21R	15146
		00H 11R	15145
42/5	00h 20R	-	In process
42/6A	00H 29R	-	In process
42/7	00H 18R	00H 18R	15144
42/8	00H 13R	00H 13R	15359
42/9	00H 15R	00H 7.56R	15359
42/10	00H 40R	00H 31.86R	15360

4. Search Report for 30 years from 1992 to 2021

2/- On the basis of the perusal of the documents, search and information given, as mentioned herein above, subject to otherwise mentioned hereinabove and the litigation referred to above, I reiterate my opinion that,

- (a) the Land described in clause 1 above, is owned by the Owner; Cavalcade Properties Private Limited,
 - (b) the said Land is seen to be free from encumbrances, and is marketable,
 - (c) the said Owner; Cavalcade Properties Private Limited is entitled to use the said Land for any purpose permissible in law.
- 3/- The report reflecting the flow of the title of the said Owner on the said Land is enclosed herewith as annexure.

Encl: Annexure

Date: 07.10.2021



Kiran Kothadiya
Advocate