

MADANLAL PREMSUKH CHHAJED

ADVOCATE

3, Raka Palace, Station Road, Opp Baramati Co. Op. Bank Ltd, Chinchwadgaon,
Pune 411 033

Mob. No. 98230 27765

Sanad No. MAH/106/1989

E-mail:- advchhajed@gmail.com



CERTIFICATE OF TITLE

I have examined the Original Title Deeds relating to the Schedule property and that the documents of title referred to in the opinion are valid evidence of Right, title and interest. I further certify that I have examined the documents in detail, as supplied by M/s. Vinayak Enterprises through its Prop. Kishore Shankar Garve and taking into account all the guidelines and the other relevant factors.

Following scrutiny of land records/revenue records and relative, Title Deeds I hereby certify the genuineness of the Title Deeds at the time of inspection of documents, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be made available to me from the Encumbrance Certificate for the period from 1990 to 2020 pertaining to the immovable property covered by above said Title Deeds, which the available record shows M/s. Vinayak Enterprises through its Prop. Kishore Shankar Garve has every right to develop the said property.

I certify that M/s. Vinayak Enterprises through its Prop. Kishore Shankar Garve has/have an absolute, clear and marketable title over the Schedule property. I further certify that M/s. Vinayak Enterprises through its Prop. Kishore Shankar Garve have right to develop the said properties by virtue of Development Agreement and Power of Attorney.

If the prospective flat purchaser applies to the Bank for Housing Loan then the Equitable Mortgage can be created in favour of the Bank by virtue of original title deeds like Agreement, Registration Receipt and Index-II Extract.

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

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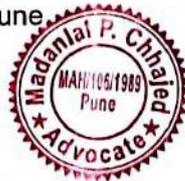
All that piece and parcel of property bearing survey No 90 Hissa No. 1 total area admeasuring 03 Hecter 37 R assessed at 18 Rs. 81 paisa out of the said property, property owned by Mr. Popat Laxman Kashid as per 7/12 Extract property admeasuring area about 00 H 30.00 R assessed at 1 Rs 67 Paisa, and property owned by Mr. Balu Laxman Kashid as per 7/12 Extract property admeasuring area about 00 H 30.00 R assessed at 1 Rs 67 Paisa, and property owned by Mr. Sudam Laxman Kashid as per 7/12 Extract property admeasuring area about 00 H 31.50 R assessed at 1 Rs 75 Paisa and property owned by Mr. Uttam Laxman Kashid as per 7/12 Extract property admeasuring area about 00 H 30.00 R assessed at 1 Rs 67 Paisa total admeasuring area 01 Hecter 21.5 R, situated at Village Pimple Gurav, Taluka - Haveli, District - Pune, which is within the local limits of Sub Registrar at Haveli, and within the limits of Pimpri Chinchwad Municipal Corporation and commonly bounded as under :-

- On or towards East :- by remaining part of property bearing
S.No 90/1
- On or towards West :- by 45 meters Road
- On or towards South :- by remaining part of property bearing
S.No 90
- On or towards North :- by remaining part of property bearing
S.No 90

along with all the elementary and other incidental rights there to and rights to use common access roads.

Date : 15/02/2020

Place : Chinchwad, Pune



A handwritten signature in black ink, appearing to read "Madanlal P. Chhajed".

(Madanlal P. Chhajed)

Advocate

[It is presumed that that document & information submitted to me is genuine & and present report is prepared as per the best of our knowledge, ability & on the basis of documents submitted and instructions given to me. I don't claim any authenticity of search as the record is in dilapidated condition and there is very limited access to the electronic record as per the G.R. the registration of the document can be done at any office in the registration district as such is from it is not possible to conduct search in each office as such search is from the date of commencement & upto OCT -2005, except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein. all the document are returned herewith without keeping copies, of it ,if any further clarification is required on any issue in that case you shall submit all the documents, which we have perused.]