

**OFFICE :** Flat No. 1 & 2, Pratibha Complex, CTS. No. 1315, Kasbapeth,  
Pune - 411011. Ph: 020 - 24572200, Mob. 888-888-5900.  
Email ID:- [adv.sudhir.s.sanap@gmail.com](mailto:adv.sudhir.s.sanap@gmail.com)

Format-A

(Circular No.: 28/2021)

To,  
MahaRERA,

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect of land admeasuring 00 Hectar 39 Aar, (i.e. 3963.23 Sq. mtrs.) out of land bearing Survey No. 43 Hissa No. 12/1/A, situated at village Punawale, Taluka Mulshi, District Pune (hereinafter referred as the "Said Land")**

1. I have investigated the title of the said Land, on the request of Mr. Ritesh Deepak Koshtvar, one of the directors of "V Top Spaces Private Limited", and detail description of the said land, list of perused documents and title flow, more particularly mentioned in my Search and Title report dated 6/12/2022.

a. **Description of the property:**

All that piece and land admeasuring 00 H. 39 R. (i.e. 3963.23 Sq. mtrs.) out of land bearing Survey No. 43 Hissa No. 12/1/A, situated at village Punawale, Tal. Mulshi, Dist. Pune within the limits of the Pimpri Chinchwad Municipal Corporation and also situated within the Jurisdiction of the Sub Register Haveli Pune.

b. **The documents of allotment.**

Development Agreement dated 29/08/2022, registered at Sub Registrar, Haveli No. 24, Pune having Sr. No. 15279/2022 executed by Mr. Sadashiv Tukaram Khandekar and others in favour of V Top Spaces Private Limited.

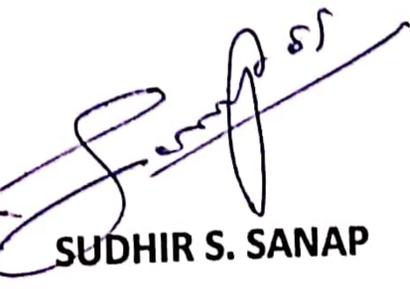
Power of Attorney dated 29/08/2022, registered at Sub Registrar, Haveli No. 24, Pune having Sr. No. 15280/2022 executed by Mr. Sadashiv Tukaram Khandekar and others in favour of V Top Spaces Private Limited.



- c. 7/12 extract from the year 1940 to 2022 and Mutation Entry No.: 234, 546, 857, 2882, 1015, 1016, 1030, 1566, 2193, 2194, 2195, 2583, 4667, 4687 & 5617.
- d. Search report for 30 years from 1940 till 2022 :- I have instructed Adv. Avinash Gadekar to take search of the said land from the available Index-II Registers. Adv. Avinash Gadekar has taken search of Index-II Registers maintained on the site of Government of Maharashtra i.e. www.igrmaharashtra.gov.in for last 30 years and submitted his Search Reports dated 6/12/2022. After perusal of the said Search Report, it reveals that, he has not come across any adverse entry or transaction in respect of the said land.
2. On perusal of the documents mentioned in my Search and Title Report, I am of the opinion that, the title of Mr. Natha Appaji Patole, Mr. Tatyasaheb Sadashiv Mote and Mr. Sadashiv Tukaram Khandekar is clean clear, marketable and without any encumbrances.
- Owners of the land :-** Mr. Natha Appaji Patole, Mr. Tatyasaheb Sadashiv Mote and Mr. Sadashiv Tukaram Khandekar are owner of land admeasuring 00 Hector 39 Aar, (i.e. 3963.23 Sq. mtrs.) out of land bearing Survey No. 43 Hissa No. 12/1/A, situated at village Punawale, Taluka Mulshi, District Pune.
3. Qualifying comments/remarks if any - NA
4. The report reflecting the flow of the title of the Mr. Natha Appaji Patole, Mr. Tatyasaheb Sadashiv Mote and Mr. Sadashiv Tukaram Khandekar on the said land is enclosed herewith as annexure.

Encl: Annexure:

Date: 6/12/2022

   
SUDHIR S. SANAP  
ADVOCATE