

ANUP K. HADGAONKAR

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FORMAT-A

(Circular No.28 of 2021)

To,

THE HON'BLE CHAIRMAN,

Maharashtra Real Estate Regulatory Authority,

Headquarters: 9th floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate in respect of property, All that land bearing Survey No.284/3 (Old Survey No.284/3b), admeasuring 02 Hectare 20 Ares (including area 18.5 Ares Potkharaba); situated at Village Maan within the Registration District Pune, Sub-Registration District Haveli, Taluka Mulshi and within the limits of Pune Metropolitan Regional Development Authority, Pune and which area admeasuring 02 Hectare 20 Ares i.e. 22000 sq.mtrs which is hereinafter referred to as the “SAID PROPERTY”.

I have investigated the title of the Said Property on request of Yellowstone Skyscrappers LLP through its partner, Mr. Vineet Goyal, on the basis of following documents i.e.: -

1. DESCRIPTION OF SAID PROPERTY: - All that land bearing Survey No.284/3 (Old Survey No.284/3b), admeasuring 02 Hectare 20 Ares (including area 18.5 Ares Potkharaba); situated at Village Maan within the Registration District Pune, Sub-Registration District Haveli, Taluka Mulshi and within the limits of Pune Metropolitan Regional Development Authority, Pune and which area admeasuring 02 Hectare 20 Ares i.e. 22000 sq.mtrs.

2. DOCUMENTS OF ALLOTMENT OF PLOT: -

1. Will dated 12/05/2011.
2. Development Agreement dated 16/11/2022 bearing Reg.No.27090 registered in the office of Sub-Registrar, Mulshi-2
3. Power of Attorney dated 16/11/2022 bearing Reg.No.27092 registered in the office of Sub-Registrar, Mulshi-2

4. Photocopies of 7/12 extract for Survey Nos. 284/3 at Village Maan, issued by Maharashtra Bhumi Abhilekh, a land record website of the State of Maharashtra and Mutation Entry Nos. 2824, 3312, 3440, 4480, 4509, 5476, 6477, 7550 & 9285

5. Search report for 30 years from 1994 to 2022: - Adv Deepali Ogale has carried out search for the period of 1994 to 2022 in respect of the Said Property and has paid vide GRN No. MH015050668202223E.

On perusal of the above-mentioned documents and all other revenue documents to title of the Said Property, I am of the opinion that the revenue title of following Owner/Developer/Promoters to the Said Property is clear, marketable and without any encumbrances.

Owner of the Said Property

1. **Landowner:** Medha Khole
2. **Developer:** **YELLOWSTONE SKYSCRAPPERS LLP**, a registered Limited Liability Partnership Firm is the Developer of the Subject Property.

The Report reflecting the flow of the title of the developer **YELLOWSTONE SKYSCRAPPERS LLP**, a registered Limited Liability Partnership Firm, to the Said Property is enclosed herewith as Annexure.

Enclosure: Annexure-List of Document

Place: Pune

Date: 17/02/2023


ANUP K. HADGAONKAR
ADVOCATE

ANNEXURE

LIST OF DOCUMENTS PERUSED

1. Photocopies of Survey No.284/3, Village Maan are available for years 1991-92 to 2021-22.
2. Photocopies of related mutation entry Nos. 2824, 3312, 3440, 4480, 4509, 5476, 6477, 7550 & 9285.
3. Copy of search report issued by Adv. Deepali Ogale dated 09/02/2022
4. Copy of public notice in daily Prabhat newspaper in Marathi language on 10/02/2023
5. Photocopy of Will dated 12/05/2011
6. Copy of Development Agreement dated 16/11/2022 bearing Reg.No.27090 registered in the office of Sub-Registrar, Mulshi-2

FORMAT A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract of the Said Property bearing S.No.284/3.
- 2) Mutation Entries No. 2824, 3312, 3440, 4480, 4509, 5476, 6477, 7550 & 9285
- 3) Any other relevant title : Title Report issued by Adv.Anup Hadgaonkar dated 17/02/2023
- 4) Litigations if any- Nil


ANUP K. HADGAONKAR
ADVOCATE

Date: 17/02/2023

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