

Dinesh Ghadge

Advocate

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FORMAT- A (Circular No.: 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Survey Nos. 21/2/B, 21/3/A, 21/3B/4A/1/2/1, 21/3B/4A/1/3 i.e. 21/3B+4B/1/1, 21/3B/4A/1/3 i.e. 21/3B+4B/1/1, 21/4B/1, 21/4B/2, 21/4B/3, 21/4B/4, 21/4C, 21/4D/5A, 21/5B, 22/2 & 39/3, at village Thergaon, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of M/s. Shree Sonigara Realcon and following documents:-

1. Description of the property:

All that piece and parcel of the following land at village Thergaon, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune.

Survey no.	Area in sq. mtr.
21/2/B	400
21/2/B	162
21/2/B	150
21/2/B	125
21/2/B	81
21/2/B	76
21/3/A	3400
21/3B/4A/1/2/1	2333
21/3B/4A/1/3 (As per computerized 7/12) i.e. 21/3B+4B/1/1 (As per manual 7/12)	1000
21/3B/4A/1/3 (As per computerized 7/12) i.e. 21/3B+4B/1/1 (As per manual 7/12)	300
21/4B/1	1000
21/4B/2	950
21/4B/3	1000
21/4B/4	950
21/4C	6600
21/4D/5A	2700
21/5B	3100
22/2	8214
39/3	1300

and which land is bounded as follows:

On or towards East : By Sai Crown Imperial project
On or towards South : By B.R.T.S. Road
On or towards West : By property of Mr. Padale
On or towards North : By Gayattree Landmarks

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF PLOT:

- 2.1 7 X 12 Extract
- 2.2 Mutation Entries
- 2.3 Sale Deed
- 2.4 Development Agreement
- 2.5 Power of Attorney
- 2.6 Confirmation Deed
- 2.7 Correction Deed
- 2.8 Mortgage Deed
- 2.9 Commencement Certificate
- 2.10 N.A. Order

3. Search report for 30 years from 1990 till 2021.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s. Shree Sonigara Realcon has partly acquired development rights and partly became absolute owner of the said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. OWNER/PROMOTER OF THE LAND:

M/s. Shree Sonigara Realcon

6. The report reflecting the flow of the title of the M/s. Shree Sonigara Realcon on the said land is enclosed herewith as annexure.

Date: 24.08.2021



Dinesh Ghadge
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Advocate