

ADVOCATE SURBHI OSWAL

8600130600

MAH/2667/2016

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Office No 208, Wing B
Indulal Commercial Complex Complex,
LBS Road, Next to Kaka Halwai,
Navi Peth Pune-411030.

FORMAT A

(Circular No. 28/2021)

To,

MahaRERA

Pune, Maharashtra, India

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No. 12/5/1A admeasuring 00 H. 56 Ares as per 7/12 extract out of total land admeasuring about 00 H. 73 Ares situate at Vadgaon Budruk within the Registration and District Registration Pune and Sub Registration Taluka- Haveli and within the local limits of the Municipal Corporation of the City of Pune and the said land is bounded as follows-

On or towards :-

East
West
South
North

By S. No. 12/6
By road and remaining portion of S. No. 12/5/1A
By S. No. 12/6 and part of 12/5/1A
By S. No. 12/1/4/3.

Together with the rights of easement, road, hereditament etc. (hereinafter called and referred to as the said land/plot).

I have investigated the Title of the said Land on the request of Mr. Siddesh Kantilal Kankariya, based on the following documents-



1) Description of the property- Land bearing Survey No. 12/5/1A admeasuring 00 H. 56 Ares

2) The documents of allotment of plot-

1. A copy of Village Form 7, 7 A and 12 of Survey Number 12/5/A for the period 1991 till 2022^[11 SEP]
2. A copy of Mutation Entries: Mutation entry bearing No 6694, 6684, 6824, 10178, 10204, 10205, 10206, 10495, 11335.
3. Certified copy of Government Demarcation dated 24.04.2009
4. A copy of Release Deed dated 24/9/2015 by Mrs Sushila Khater in favour of Smt Chanda kankariya and others bearing registration No. 8039/2015
5. A copy of Release Deed dated 26.10.2015 by Mr Vilas Kankariya in favour of Smt Chanda kankariya and others bearing registration No.8778/2015
6. A copy of Release Deed dated 26.10.2015 by Smt Surekha Bafna in favour of Smt Chanda kankariya and others bearing registration No. 8779/2015
7. A copy of Release Deed dated 26.10.2015 by Smt Seema Shah in favour of Smt Chanda kankariya and others bearing registration No. 8780/2015
8. A copy of Partition Deed dated:- 29/11/2016 between Smt Chanda Kankariya and others and Mr Popat Kankariya and other bearing registration No. 9443/2016.
9. A copy of Release Deed dated 28.02.2020 by Smt Chanda Kankariya and Ms. Siddhi Kankariya in favour of Mr. Siddesh kankariya bearing registration No. 3815/2020
10. A copy of Zone Certificate dated 02.04.2018.

3) Search for 30 years from 1992 till 2022^[11 SEP]

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot/land, I am of the opinion that the title of the Owner-Promoter to the said plot is clean, clear and marketable and without any encumbrances.



Owner of the Land- **Mr. Siddesh Kantilal Kankariya**

The report reflecting the flow of the title of the owner-promoter on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date- 05.05.2022



Advocate Surbhi Oswal