

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

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No. Gat No. 998, 1001 to 1004 situated at Village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

I have investigated the title of the said plot on the request of GANESH CONSTRUCTION and following documents i.e:-

1) Description of the property :

All that piece and parcel of Properties, i.e. Lands bearing :-

- i) **Gat No. 998**, area admeasuring **00 H. 06 R. i.e. 600 sq. mtrs.**, assessment of Rs. 0.53 Paise,
- ii) **Gat No. 1001**, area admeasuring **00 H. 42 R. i.e. 4200 sq. mtrs.**, assessment of Rs. 3.06 Paise,
- iii) **Gat No. 1002**, area admeasuring **00 H. 26 R. i.e. 2600 sq. mtrs.**, assessment of Rs. 2.09 Paise,
- iv) **Gat No. 1003**, area admeasuring **00 H. 08 R. i.e. 800 sq. mtrs.**, assessment of Rs. 0.66 Paise,
- v) **Gat No. 1004**, area admeasuring **00 H. 07 R. i.e. 700 sq. mtrs.**, assessment of Rs. 0.41 Paise,

thus total area admeasuring 8900 sq. mtrs., lying and situated at Village **Chikhali**, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. The said Properties are hereinafter referred to as the "SAID PROPERTIES" for the sake of brevity and convenience and commonly bounded as under-

ON OR TOWARDS EAST : By Gat No. 997 & Road
ON OR TOWARDS WEST : By Gat No. 999, 1000, 1007P & Road
ON OR TOWARDS SOUTH : By Gat No. 1006
ON OR TOWARDS NORTH : By Gat No. 997

2) The documents of allotment of plot.

3) 7 /'12 extract or property card issued by dated 1970-71 TO 2020-21 mutation entry No. 25631, 30218, 17687, 17713, 26526, 30216, 398, 12501, 30217, 250, 411, 3475, 21485, 23695, 31438, 3475, 31438.

Mrs. Gauri G. Mhaske (Sumbe)
Advocate



B.A. LL.B., D.L.L & L.W.

Office At: 1st Floor, "A" Wing, Ganesh Heights, Ganeshnagar, Dapodi, Pune- 411 012.
R/at : Flat No. 16, 2nd Floor, Chaitraban Co-op. Housing Society,
Mohannagar, Chinchwad, Pune – 411 019.

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4) Search report for 30 years from 1993 till 2022.

2/ - On perusal of the abovementioned documents and all other relevant

documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owners of the land

S. B. PATIL SPACES & INFRA LTD., THROUGH ITS DIRECTOR SHRI. GANESH SATISH PATIL - GAT NOS. 998, 1001 TO 1004

3/- The report reflecting the flow of the title of the **S. B. PATIL SPACES & INFRA LTD., THROUGH ITS DIRECTOR SHRI. GANESH SATISH PATIL** on the said land is enclosed here with as annexure.

Encl : Annexure.

Mrs. Gauri G. Mhaske (Sumbe)
Advocate



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FLOW OF THE TITLE OF THE SAID LAND.

GAT NOS. 998, 1001 TO 1004

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 25631, 30218, 17687, 17713, 26526, 30216, 398, 12501, 30217, 250, 411, 3475, 21485, 23695, 31438, 3475, 31438.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Haveli, Pune
- 4) Any other relevant title.
- 5) Litigations if any.