



MILIND D. BADADE
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To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of All that piece and parcel of land bearing Survey No. 51/10 admeasuring about 00 Hecter 91 R (Including Potkharaba) situated at Village Bavdhan-Khurd, Tal-Mulshi, Dist-Pune and within the limits of Pune Municipal Corporation, which is bounded as under:-

On Or Towards East:	Sr.No.52 owned by Mr.Chabria
On Or Towards West:	Sr.No.49 owned by Paranjpe and Ram Nadi {river}
On Or Towards South:	Sr.No. 49, 50, and 24 mtr. wide proposed Road
On Or Towards North:	Sr.No.51/6, 51/7 owned Ganesh Wade and Patil

(Hereinafter referred as the said land ").

1. I have investigated the supplementary title of the said plot on the request of M/s Oree Reality Pvt. Ltd, a company incorporated under the companies Act and the said company has provided the following documents i.e. :-

a. Description of the property.



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- b.** The documents of allotment of said land.
 - c.** Xerox Copies of 7/12 extracts from 1940 till 2022
 - d.** Xerox copies of Mutation entry bearing No 153, 256, 760, 985, 1778, 1879, 1880, 3230, 3822, 3926, 4038 4728, 5408, 5642, 5820, 6517, 6574.
 - e.** Xerox copies of three powers of attorney dated 19/01/1996 executed by Dhere Family members in favour of Mr Sudhir Bhapkar.
 - f.** Xerox copy of development agreement dated 06/10/2007 registered in the office of the sub registrar at Sr no 9496/2007 between Subhash Kadam, Pitti and Dhere family members.
 - g.** Xerox copy of the order passed by Thasildar in proceeding No 635/2011 dated 08/08/2011.
 - h.** Development agreement dated 28/04/2022 executed between the said company and Dagade Family members.
- 2.** On perusal of the above mentioned documents and all other relevant documents relating to title of the said



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land I am of the opinion that said land is owned Mr. Anil Kisan Dagade, Mrs. Alka Shivaji Jadhav, Mrs. Kalpana Dilip Bandal, Mrs. Jijabai Ashok Shendge, Mr. Prabhakar Kisan Dagade, Mr Baban Laxman Dagade, Mrs. Baby Balasheb Borade, Mrs. Ranjana Ramkrushna More, Mrs. Lahanubai Kisan Dagade, Mr. Vijay Vishwanath Dagade, Mrs. Shakuntala Vishvanath Dagade, Mrs. Sadana Suresh Pokale, Mr. Sudam Laxman Dagade, Mr. Sanjay Kisan Dagade, Mrs Lilabai Uttam Dhankawade, Mrs Kanta Suryakant Borade, Mr. Prabhakar Bhagawant Vavale and their title to the said land is clean clear and marketable and the same is free from encumbrance and M/s Oree Reality Pvt. Ltd is entitled to carry out development of the said land in accordance with the building permission and sanctions issued by the competent authority and to sell the tenements in the buildings constructed upon the said land to any prospective purchaser/s of their choice.

Encl: Annexure.

Pune

Dated: 07/03/2023

Milind D. Badade
Advocate

