
ADVOCATE
SURENDRA VASANTRAO SANKPAL



B.S.L.L.B, LL.M

Mob. No. 8669630303

Office Add: S.No.36 Near Shiv Vihar, Opp Yashraj Building, Kale Borate Nagar, Hadapsar,
Pune-411028.

FORMAT - A

(Circular No.: 28/2021)

To,

MahaRERA

Housefin Bhavan, Plot No C 21

E Block, Bandra Kurla Complex

Bandra, Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S No 7/6 situated at Mohamadwadi Taluka/Haveli District Pune (Hereinafter referred as the said plot “”).

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

1) Description of the property.

The contiguous block of land admeasuring 00HECTARE-15 ARE i.e. 1500 sq.mtrs., bearing Survey No.7 Hissa No.6, situate, lying and being at Village Mohammadwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone" under the Draft Development Plan for the extended areas of the City of Pune currently in force, and which contiguous block of land admeasuring 1500 sq.mtrs.


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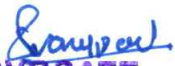
2) The documents of allotment of plot.

Development Agreement & Power of Attorney dated 12.12.2017 (duly Registered under Serial No.9970 of 2017 & 9971 of 2017 respectively with the Sub-Registrar of Assurances Haveli XII, Pune) made by and between Mr. Anil D. Oswal & Mrs. Anjali Anil Oswal i.e. the Owner/Confirming Party herein and M/s. KANIFNATH REALITY i.e. the Promoter/Developer herein agreed to work on a "principal to principal" basis and to divide the work for development of the said Land and to implement a Project thereon. Accordingly, the Promoter/Developer herein hold the rights of development of the land area 1500 sq. mtrs, bearing Survey No. 7 Hissa Nos.6, of Village Mohammadwadi i.e. the said Land

3) 7/12 extract or property card issued from web site of Gov. of Maharashtra mahabhumi.gov.in .dated 21/04/2023, mutation entry no.1623,1676,2299,3026,3027,4189,12077,12499,13959,14200.

4) Search report for 30 years from 1989 to till Date 04/04/2023.

2/- 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 the title of Developers - Kanifnath Reality to develop the property is clear, marketable and without any encumbrances.


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Owners of the Land

- | | |
|--|------------|
| 1) Mr. Anil D Oswal | C.S.No.7/6 |
| 2) Mrs. Anjali Anil Oswal | C.S.No.7/6 |
| 3) Qualifying comment / remarks if any. No | |

3/- The report reflecting the flow of the title of the Kanifnath Reality on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate

Surendra Vasantrao Sankpal

Date: 11/05/2023.


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(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract /P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 12077, 12499, 13959, 14200.
- 3) Search report for 30 years from 1989 Taken from Sub-Registrar'
office at Haveli-03 at Hadapsar, Pune.

Date:-25/04/2023.

Sankpal
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Advocate

Surendra Vasantrao Sankpal