

[Handwritten signature]

B. G. CHOUGULE

B. A. LL. B,
ADVOCATE & NOTARY
Govt. of India

Off. : Shop No. 30, Shitole Empire
Main Road, New Sangavi,
Pune - 411 061.

Mob :- 9822111115.

Time : 9:30 a.m. to 11:00 a.m.
6:00 p.m. to 8:00 p.m.

REF. NO.

Date : 26/07/2025.

Format A

Circular No. 'a'/2021 (Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a) Survey No. 85/2A/2/2/1, out of area admeasuring 00 H 06 R b) Survey No. 85/2A/2/2/3, out of area admeasuring 00 H 05 R c) Survey No. 85/2A/2/2/4 area admeasuring 00 H 07 R having CTS No.2056 (P) Total Admeasuring 00 H 18 R i.e. 1800.00 Sq. Mtrs., having CTS No.2056 (P) situate, lying and being at Village Pimple Gurav, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S RATHOD AND SONS**, A Registered Partnership Firm having its Registered Office at "Ground Floor, Shop No. 2A, Charkop Shree Gulmohar CHS Ltd, Plot No. 29, Charkop, Kandevali West, Mumbai, Mumbai Suburban 400067 & Pune Branch Office at "Shop No. 10, Sanket Apartment, Main Road, New Sangvi, Pune - 411 061, Through its Partners, 1.MR. ANIL BHIMJI RATHOD 2.Mr. JAGDISH BHIMJI RATHOD 3.MR. RONAK JAGDISH RATHOD 4. MR. KARAN ANIL RATHOD All R/at New Sangvi, Pune - 411 061, and following documents i.e. :-

1) Description of the property:

All that piece & parcel of the land bearing a) Survey No. 85/2A/2/2/1, out of area admeasuring 00 H 06 R b) Survey No. 85/2A/2/2/3, out of area admeasuring 00 H 05 R c) Survey No. 85/2A/2/2/4 area admeasuring 00 H 07 R having CTS No.2056 (P), Total Admeasuring 00 H 18 R i.e. 1800.00 Sq. Mtrs., having CTS No.2056 (P) situate, lying and being at Village Pimple Gurav, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and within the registration limits of Sub-Registrar Haveli, Pune and which property is bounded as under :-

On or towards East	: By property of M/s Rathod and Sons
On or towards West	: By Road and property sold to Shri Dudhare and others out of Survey No. 85
On or towards South	: By property sold to Shri Kharat, Shri Ubhe and Shri Bokad out of Survey No. 85.
On or towards North	: By Kalptaru society.

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2) The documents of allotment of plot:

- i) Copy of 7/12 extracts .
- ii) Copy of Mutation entries.
- iii) Copy of Release Deeds.
- v) Copy of Development Agreement and Power of Attorney
- vi) Copy Demarcation Certificate.
- vii) Copy of D.P. Opinion
- viii) Xerox copy of Mortgage Deed
- ix) Copy of Commencement Certificate bearing no. BP/ /LAYOUT/ PIMPLE GURAV /48/2022 Dt. 19/08/2022 revised as BP/ /LAYOUT/ PIMPLE GURAV /13/2025 Dt. 25/03/2025.
- x) Search Report of 30 years from 1995 to 2024 both years inclusive.
- xi) copy of Environment Clearance sanctioned plan bearing no. BP/EC/PIMPLE GURAV /04/2023 Dt. 26/09/2023.
- xii) copy of Environment Clearance Certificate under the provision of EIA notification 2006 bearing EC identification no. EC24B038MH110914 dt. 08/02/2024.

3) On pursuant of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of 1. Mr. Tukaram Pandurang Jawalkar, 2. Mr. Purushottam Tukaram Jawalkar, 3. Mr. Rahul Tukaram Jawalkar, is clear, marketable and without any encumbrances .

4) Owners of the Land

- 1. Mr. Tukaram Pandurang Jawalkar,
 - 2. Mr. Purushottam Tukaram Jawalkar,
 - 3. Mr. Rahul Tukaram Jawalkar,
- All R/at Jawalkar Nagar, Pimple Gurav,
Pune 411061.

5) The report reflecting the flow of the title of . Mr. Tukaram Pandurang Jawalkar, 2. Mr. Purushottam Tukaram Jawalkar, 3. Mr. Rahul Tukaram Jawalkar, on the said land is enclosed herewith as annexure.

Encl: Annexure
26/07/2025.

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Format A
Circular No. 2 'b'/2021(Circular 28/2021)
FLOW IF THE TITLE OF THE SAID LAND

To,
MahaRERA

Sub: Title clearance certificate with respect to a) Survey No. 85/2A/2/2/1, out of area admeasuring 00 H 06 R b) Survey No. 85/2A/2/2/3, out of area admeasuring 00 H 05 R c) Survey No. 85/2A/2/2/4 area admeasuring 00 H 07 R Total Admeasuring 00 H 18 R i.e. 1800.00 Sq. Mtrs., having CTS No.2056 (P) lying and being at Village Pimple Gurav Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request M/s Rathod and Sons Through it's Partner 1.MR. ANIL BHIMJI RATHOD 2. Mr.JAGDISH BHIMJI RATHOD 3.MR. RONAK JAGDISH RATHOD 4. MR. KARAN ANIL RATHOD, All R/at New Sangvi, Pune – 411 061.

1) Description of the property:

All that piece & parcel of the land bearing a) Survey No. 85/2A/2/2/1, out of area admeasuring 00 H 06 R b) Survey No. 85/2A/2/2/3, out of area admeasuring 00 H 05 R c) Survey No. 85/2A/2/2/4 area admeasuring 00 H 07 R Total Admeasuring 00 H 18 R i.e. 1800.00 Sq. Mtrs., having CTS No.2056 (P) situate, lying and being at Village Pimple Gurav, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and within the registration limits of Sub-Registrar Haveli, Pune and which property is bounded as under :-



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On or towards East	: By property of M/s Rathod and Sons
On or towards West	: By Road and property sold to Shri Dudhare and others out of Survey No. 85
On or towards South	: By property sold to Shri Kharat, Shri Ubhe and Shri Bokad out of Survey No. 85.
On or towards North	: By Kalptaru society.

2) The documents of allotment of plot:

- i) Copy of 7/12 extracts .
- ii) Copy of Mutation entries.
- iii) Copy of Release Deeds.
- v) Copy of Development Agreement and Power of Attorney
- vi) Copy Demarcation Certificate.
- vii) Copy of D.P. Opinion
- viii) Copy of Commencement Certificate bearing no. BP/ /LAYOUT/ PIMPLE GURAV /48/2022 Dt. 19/08/2022 revised as BP/ /LAYOUT/ PIMPLE GURAV /13/2025 Dt. 25/03/2025
- x) Search Report of 30 years from 1995 to 2024 both years inclusive.
- xi) Xerox copy of Mortgage Deed
- xii) copy of Environment Clearance sanctioned plan bearing no. BP/EC/ PIMPLE GURAV /04/2023 Dt. 26/09/2023.
- xii) Xerox copy of Environment Clearance Certificate EC identification no. EC24B038MH110914 dt. 08/02/2024

3) On pursuant of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of 11. Mr. Tukaram Pandurang Jawalkar, 2. Mr. Purushottam Tukaram Jawalkar, 3. Mr. Rahul Tukaram Jawalkar, is clear, marketable and without any encumbrances.

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**FORMAT A
(Circular 28/2021)**

FLOW OF TITLE OF THE SAID LAND;

i) It is seen that the land bearing Survey No. 85/2A/2 total area admeasuring 01 H. 06 R, situated at Village Pimple Gurav, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation was originally owned Pandurang Rama Jawalkar and he had purchased the said property from Mr. Vinayakrao Madhavrao Dhadphale and his name has been entered in 7/12 extract as owners thereof. Thus Pandurang Rama Jawalkar became owner of Survey No. 85/2A/2 area admeasuring 01 H 06 R.

ii) That mutation entry No. 949 shows that Pandurang Rama Jawalkar had preferred an application before Tahsildar Haveli on 01/01/1981 for getting partition of Survey No. 85/2A/2, 85/2B & other properties. As per his application Tahsildar, Haveli parted as per Jamin Vatap Case No. 17/81 dated 09/02/81 the Survey No. 85/2A/2 & 85/2B between Pandurang Rama Jawalkar, Dnyanoba Pandurang Jawalkar, Tukaram Pandurang Jawalkar, Kisan Pandurang Jawalkar & Ramchandra Pandurang Jawalkar as under-

a) Survey No. 85/2A/2/1 area admeasuring 00 H 35 R came to the share of Dnyanoba Pandurang Jawalkar.

b) Survey No. 85/2B/2 area admeasuring 00 H 17.5 R came to the share of Dnyanoba Pandurang Jawalkar.

c) Survey No. 85/2A/2/2 area admeasuring 00 H 35 R came to the share of Tukaram Pandurang Jawalkar.

d) Survey No. 85/2B/3 area admeasuring 00 H 17.5 R It came to the share of Tukaram Pandurang Jawalkar.

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e) Survey No. 85/2A/2/3 area admeasuring 00 H 36 R came to the share of Kisan Pandurang Jawalkar.

f) Survey No. 85/2B/4 area admeasuring 00 H 17.5 R came to the share of Kisan Pandurang Jawalkar.

iii) It is seen that that Tukaram Pandurang Jawalkar executed registered partition deed which is duly registered in the office of sub registrar Haveli at Sr.No.13929/1991 on dt. 27/08/1991 and the land which came to the share of Tukaram Pandurang Jawalkar is numbered as S.No. 85/2A/2/2/1 area admeasuring 07 R akar Rs.00. 26 Paise (as pe DA area admeasuring 06 R) and the land which came to the share of Mr. Purushottam Tukaram Jawalkar Jawalkar is numbered as S.No. **85/2A/2/2/3** area admeasuring 07 R akar Rs.00. 27 Paise (as per DA area admeasuring 05 R) and the land which came to the share of Mr. Rahul Tukaram Jawalkar is numbered as S.No. **85/2A/2/2/4** area admeasuring 07 R akar Rs.00. 27 Paise and their names has been entered in the 7/12 extract vide mutation entry no. 4605.

iv. The owners have applied for demarcation of the land and got the same duly demarcated from the office of the City Survey, Pimpri Chinchwad, by paying the necessary fees and same has been demarcated vide Ati Tatdi MOR.No. 6450/2023 dt. 28/04/2023.

v. It is seen that Pimpri Chinchwad Municipal Corporation given D.P. Opinion and allotted letter No. नरवि/कावि/पि. गु. / 47/2023 dated 22/05/2023 Token No. 103323240002080.

vi. It is seen that 1.Mr. Tukaram Pandurang Jawalkar, 2.Mr. Purushottam Tukaram Jawalkar, and 3. Mr. Rahul Tukaram Jawalkar with the consent of Mrs. Sulochana Tukaram Jawalkar and other 9 have executed Development Agreement and Power of Attorney in favour of Rathod and Sons, a registered

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Partnership firm through its Partners 1. Mr. Anil Bhimji Rathod, 2. Mr. Jagdish Bhimji Rathod, 3. Mr. Ronak Jagdish Rathod, 4. Mr. Karan Anil Rathod for S.No. 85/2A/2/2/1 area admeasuring 06 R land land, S.No. 85/2A/2/2/3 area admeasuring 05 R and S.No. 85/2A/2/2/4 area admeasuring 07 R Total area admeasuring 18 R which have been registered at Haveli No. 17, Pune at serial No. 20325/2023 & 20326/2023 respectively on dated 19/10/2023.

vii. It is seen that Pimpri Chinchwad Municipal Corporation allotted Scheduled Development Certificate having no. BP/पर्यावरण/Pimple Gurav/ 04/2023 dt. 26/09/2023.

viii. That Mutation Entry No. 17649 shows that, Rahul Tukaram Jawalkar has obtained loan of Rs. 50,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit Accordingly his name has been recorded in the other rights column of 7/12 extract of Survey No 85/2A/2/2/4.

ix. That Mutation Entry No. 21027 shows that, Rahul Tukaram Jawalkar & Vaishali Rahul Jawalkar has obtained loan of Rs. 40,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit vide registered Mortgage Deed executed on dated 07/07/2018 which is duly registered in the office of sub registrar Haveli No. 17 at Sr. No. 9362/2018 dated 11/07/2018, accordingly his name has been recorded in the other rights column of 7/12 extract of Survey No 85/2A/2/2/4. That Rahul Tukaram Jawalkar paid entire loan with interest and Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit issued no dues letter on dated 28/03/2024 but till date his name has not deleted from the other rights column of 7/12 extract of Survey No. 85/2A/2/2/4.

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x. That Mutation Entry No. 21028 shows that, Rahul Tukaram Jawalkar and Vaishali Rahul Jawalkar has obtained loan of Rs. 40,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit vide registered Mortgage Deed which is duly registered in the office of sub registrar Haveli No. 17 at Sr. No. 3914/2015 dated 24/06/2015, accordingly his name has been recorded in the other rights column of 7/12 extract of Survey No 85/2A/2/2/4. That Rahul Tukaram Jawalkar paid entire loan with interest and Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit issued no dues letter on dated 28/03/2024 but till date his name has not deleted from the other rights column of 7/12 extract of Survey No. 85/2A/2/2/4.

xi. It is seen that Rahul Tukaram Jawalkar has obtained loan of Rs. 25,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit vide registered Mortgage Deed executed on 25/03/2011 which is duly registered in the office of sub registrar Haveli No. 17 at Sr. No. 3203/2011 dated 29/03/2011. That Rahul Tukaram Jawalkar paid entire loan with interest and Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit issued no dues letter on dated 28/03/2024 but till date his name has not deleted from the other rights column of 7/12 extract of Survey No. 85/2A/2/2/4.

xii. That Mutation Entry No. 18241 shows that, Mr. Tukaram Pandurang Jawalkar, Sau. Sulochana Tukaram Jawalkar Mr. Somnath Dattatray Dimble, had obtained loan of Rs. 25,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit vide registered Mortgage Deed which is duly registered in the office of sub registrar Haveli No. 6 at Sr. No. 6324/2013, accordingly the name Mr. Tukaram Pandurang Jawalkar has been recorded in the other rights column of 7/12 extract of Survey No 85/2A/2/2/1. That Mr. Tukaram Pandurang Jawalkar paid entire loan with interest and Manibhai Desai Gramm Bigarsheti Sahakari Parsanstha Maryadit issued no dues letter on

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dated 28/03/2024 but till date his name has not deleted from the other rights column of 7/12 extract of Survey No. 85/2A/2/2/1.

xiii) That Mutation Entry No.21029 shows that, Mr. Tukaram Pandurang Jawalkar, Sau. Sulochana Tukaram Jawalkar Mr. Gourav Balasaheb Mote, had obtained loan of Rs. 40,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit vide registered Mortgage Deed which is duly registered in the office of sub registrar Haveli No. 6 at Sr. No. 4108/2019 dated 16/04/2019, accordingly the name Mr. Tukaram Pandurang Jawalkar has been recorded in the other rights column of 7/12 extract of Survey No 85/2A/2/2/1. That Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit issued outstanding letter on dated 28/03/2024 that Rs.18,79,528/- is pending on his name.

xiv) Further Developer/Builder M/s Rathod & Sons has prepared building plan for construction of building thereon and got sanctioned from Pimpri Chinchwad Municipal Corporation vide commencement certificate No.BP/ /LAYOUT/ PIMPLE GURAV /48/2022 Dt. 19/08/2022 revised as BP/ /LAYOUT/ PIMPLE GURAV /13/2025 Dt. 25/03/2025 for Survey No.'s. 85/2A/2/2/1, Survey No. 85/2A/2/2/3, and Survey No. 85/2A/2/2/4, 85/2A/2/3/1, 85/2A/2/3/2, 85/2A/2/3/3, 85/2A/2/3/4, 85/2A/2/3/5, 85/2B/4/2 AND 85/2B/4/4, CTS no. 2056 (part).

xv) That Pimpri chinchwad Municipal corporation issued Environment Clearance sanctioned plan bearing no. BP/EC/ PIMPLE GURAV /04/2023 Dt. 26/09/2023 for Survey No.'s. 85/2A/2/2/1, Survey No. 85/2A/2/2/3, and Survey No. 85/2A/2/2/4, 85/2A/2/3/1, 85/2A/2/3/2, 85/2A/2/3/3, 85/2A/2/3/4, 85/2A/2/3/5, 85/2B/4/2 AND 85/2B/4/4, CTS no. 2056 (part).

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xvi) Thereafter State Environment Impact Assessment Authority (SEIAA) Ministry of Environment, forest and Climate Change Department issued Environment Clearance Certificate under the provision of EIA notification 2006 bearing EC identification no. EC24B038MH110914 dt. 08/02/2024 .

xvii) revised as BP/ /LAYOUT/ PIMPLE GURAV /13/2025 Dt. 25/03/2025 for Survey No.'s. 85/2A/2/2/1, Survey No. 85/2A/2/2/3, and Survey No. 85/2A/2/2/4, 85/2A/2/3/1, 85/2A/2/3/2, 85/2A/2/3/3, 85/2A/2/3/4, 85/2A/2/3/5, 85/2B/4/2 AND 85/2B/4/4, CTS no. 2056 (part).

5) From the information supplied to me and going through the documents Supplied, I am of the Opinion that:-

I have carried out search of the Index II registers kept in the office of the Sub - Registrar Haveli no. V, XVII & XXV and I have also paid the necessary fees of the search vide E Challan no. MH006113242202526P dated 26/07/2025 and while carrying out the search I did not come across any encumbrances on/ the said property, Other than Rahul Tukaram Jawalkar has obtained loan of Rs. 50,00,000/- outstanding in his name & Mr. Tukaram Pandurang Jawalkar, Sau. Sulochana Tukaram Jawalkar Mr. Gourav Balasaheb Mote, had obtained loan of Rs. 40,00,000/- from Manibhai Desai Gramin Bigarsheti Sahakari Parsanstha Maryadit, out of that loan of Rs.18,79,528/- is pending remark on their names and in my opinion other than the said loan's the open land is free from all encumbrances.

6. Title Certificate:

On the basis of search of Index II registers and documents produced before me and information given to me by the Applicant M/S RATHOD AND SONS, Through its Partners, 1.Mr. Anil Bhimji Rathod 2. Mr.Jagdish Bhimji Rathod 3.Mr. Ronak

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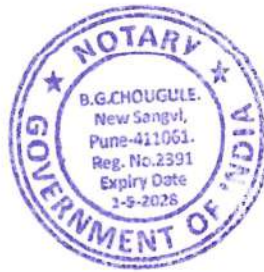
Date : 26/07/2025.

Jagdish Rathod 4. Mr. Karan Anil Rathod and owners 1.Mr. Tukaram Pandurang Jawalkar, 2.Mr. Purushottam Tukaram Jawalkar, and 3. Mr. Rahul Tukaram Jawalkar to carry out search of the property mentioned herein above and to ascertain clarity and marketability of the land bearing Survey No. 85/2A/2/2/1, out of area admeasuring 00 H 06 R Survey No. 85/2A/2/2/3, out of area admeasuring 00 H 05 R, and Survey No. 85/2A/2/2/4 area admeasuring 00 H 07 R Total Admeasuring 00 H 18 R i.e. 1800.00 Sq. Mtrs., situate, having CTS No.2056 (P) lying and being at Village Pimple Gurav, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and by virtue of the Development Agreement and Power of Attorney dated 19/10/2023 mentioned hereinabove that applicants M/S RATHOD AND SONS, Through its Partners, 1.MR. ANIL BHIMJI RATHOD 2. Mr. JAGDISH BHIMJI RATHOD 3.MR. RONAK JAGDISH RATHOD 4. MR. KARAN ANIL RATHOD, have every right to develop the said property and construct building/s thereon consisting of various flats/shops/offices to sell/allot the same to various prospective purchasers and receive the sale proceeds thereof and the said property is free from all encumbrances.

Litigation if any –Nil

Place: Sangvi, Pune

Date :- 26/07/2025



B.G. Chougule
Advocate and Notary