

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to area admeasuring about 28500 sq. mtrs. **out of Survey No.62/1, 59/1/1B, 59/1/2, 59/1/1A and 59/2/2** situated at Village Wakad, Taluka Mulshi, District Pune,(hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of AUM SANSKRUTI HOUSING (Promoter/Developer) and following documents i.e.

1) Description of the property.

- i) Area admeasuring "01-Hector 80-Ares" [18000 sq. mtrs.] out of land bearing Survey No. 62 Hissa No. 1 totally admeasuring about 01-Hector 87-Ares;
- ii) Area admeasuring "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/1B;
- iii) Area admeasuring "00-Hector 55-Ares" [5500 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/2;
- iv) Area admeasuring "00-Hector 17.5-Ares" [1750 sq. mtrs.] out of "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/1A;
- v) Area admeasuring "00-Hector 05-Ares" [500 sq. mtrs.] of land bearing Survey No. 59 Hissa No.2/2;

thus collectively area admeasuring about 28500 sq. mtrs. situated at Village Wakad, Taluka Mulshi, District Pune,

2) The documents of allotment of plot.

- a) Copy Sale Deed Reg. No.4197/2012 dt.13/04/2012 executed by Mrs. Alka Suresh Mahadik & others in favour of M/s. Aum Sanskruti Housing.
- b) Copy Sale Deed Reg. No.9012/2012 dt.24/09/2012 executed by Mr. Subhash Fakirchand Khinvasara & others in favour of M/s. Aum Sanskruti Housing.

- c) Copy of Sale deed Reg No.7315/2014 dt.26/09/2014 executed by Smt. Madhuri Satish Misal and M/s. Shivshri Promoters and Builders in favour of M/s. Aum Sanskruti Housing.
- d) Copy of Exchange deed No.427/2010 dt.18/01/2020 executed by Mr. Parshuram Wakadkar and M/s. Aum Sansruti Housing.
- e) Copy of Sale deed Reg. No.301/2021 dt.30/12/2020 executed by Mr. Dnyanoba Sopan Wakadkar & other in favour of M/s. Aum Sanskruti Housing.

- 3) 7/12 extracts issued by Talathi, Wakad, Taluka Mulshi, Dist. Pune.
- 4) Mutation entry no. 14140, 14761, 16701 and 16964.
- 5) Search report for 30 years from 1990 till 2020.
- 6) 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 M/s. Aum Sanskruti Housing is clear, marketable and without any encumbrances.

Owners of the land: M/s. Aum Sanskruti Housing.

- (1) 01-Hector 80-Ares of S. No.62 Hissa No.1.
- (2) 00-Hector 27.5-Ares of S. No.59 Hissa No.1/1B.
- (3) 00-Hector 55-Ares of S. No.59 Hissa No.1/2.
- (4) 00-Hector 17.5-Ares of S. No.59 Hissa No.1/1A.
- (5) 00-Hector 05-Ares of S. No.59 Hissa No.2/2.
- (6) Qualifying comments/remarks if any
- (7) The report reflecting the flow of the title of M/s. Aum Sanskruti Housing on the said land is enclosed herewith as annexure.

Date:20/08/2021



Jitendra B. Pawar
20/08/2021

Jitendra B. Pawar

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract and mutation entries as on date of application for registration.
- 2) Mutation Entry No 14140, 14761, 16701 and 16964.
- 3) Search report for 30 years from 1990 to 2020 Taken from Sub-Registrar' office at Haveli, Pune.
- 4) Any other relevant title. N/A.
- 5) Litigations if any: No litigation pending before any Court or Revenue Authority.

Date: 20/08/2021.



Jitendra Adv.
20/08/2021

Jitendra B. Pawar