

Adv. Vivek d. Gaud

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CTS NO. 278, Shukrwar Peth Near , Chinchechi Talim Pune-411002.

FORMAT-A

(Circular No.:- 28 /2 021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/CS. No.201, situated at **SHUKRAWAR PETH, PUNE** – 411002 Haveli Taluka/District Pune (hereinafter referred as the said plot " ").

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e.:-

1) Description of the property.

All that piece & parcel of the Land, admeasuring area about 677 Sq. mtrs. Out of **CTS no.201**. Situated at **SHUKRAWAR PETH, PUNE** – 411002. Taluka – Haveli, District – Pune within the limits of Pune Municipal Corporation. within the Registration District Pune, Sub-Registration District - Haveli, Taluka - Haveli, Dist. - Pune and within the Jurisdiction of Sub-Registrar, Haveli, Pune & within the limits of Pune Municipal Corporation. (Hereinafter for the sake of brevity and convenience, the aforesaid lands are collectively referred to and called as the "**THE SAID PROPERTY**" and the said Property is the subject matter of the present **SEARCH AND TITLE REPORT**)

2) The documents of allotment of plot.

Original copy of the property card in respect of the said properties.

3) Search report for 30 years from 1991 till 2021.

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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 (following owner/ promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the Land:

1. Smt. Suniti Yashwant Barve
2. Rajendra Yashwant Barve,
3. Jayant Yashwant Barve
4. Ravindra Sadanand Barve,
5. Jayashree Amarendra Bhole

(4) Qualifying comments/ remarks if any.....

I have examined property card in respect of the said properties. I have also taken additional search with the Sub-Registrar of Assurances in 30 year from 1991-2021 to till today I certify that subject to observation made hereinabove
A) 1) Smt. Suniti Yashwant Barve, 2) Rajendra Yashwant Barve, 3) Jayant Yashwant Barve B) 1) Ravindra Sadanand Barve, 2) Jayashree Amar Bhole are the present owner and possessed of the said land/property above under the opinion is the perfect evidence of mortgagable rights, interest, and benefits of the borrower/mortgagors and that if the said simple mortgage/equitable mortgage by deposit of the title deeds created in the manner requirement of creation of simple mortgage.

Advocate

(Stamp)

Date: 24/06/2022

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(Circular No.:- 2.'D /2021)

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.....
- 3) Search report for 30 years from 1 to 28 Taken from Sub-Registrar' Office at Pune
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 24/06/2022

Advocate.
(Stamp)