



Advocate Sunita S. Pagey

B-1, Indraraj Apartment, Behind Hotel Sheetal,
Near Dnyaneshwar Paduka Chowk, 1180/1, Fc Road, Shivaji Nagar, Pune - 411 005.
Mobile : +91 9890999319 E-mail : pageysunita988@gmail.com

Format -A

(Circular No. :- 28/2021)

To,

MahaRERA

Pune,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 40/34, Plot No. 34, Final Plot No. 56 totally admeasuring about 678.86 square meters i.e. 7307.188 sq. fts out of which 3852.53 square feet, i.e. 358.05sq. mtrs., Ashwini Condominiums, Erandawane, Pune 411 004, (Hereinafter referred as the said Plot")

I have investigated the title of the said Plot on the request of Ashwini Apartment through its Developer/Power of Attorney holder Surabhi Constructions through its Partner Mr. Sudhir Ashok Mandale and following documents i.e.:-

1. **Description of the property :** All that piece and parcel of CTS No. 40/34, Plot No. 34, Final Plot No. 56 totally admeasuring about 678.86 square meters i.e. 7307.188 sq. fts out of which 3852.53 square feet, i.e. 358.05sq. mtrs., Ashwini Condominiums, Erandawane, Pune 411 004 within the limits of Pune Municipal Corporation, and within Registration Sub District Taluka - Haveli and Registration District of Pune together with the old structure standing thereon.

- a) The documents of allotment of plot: Development Agreement and Power of Attorney
- b) Property card issued by City Survey Officer Pune
- c) Search Report for 30 years from 1990 till 2021

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 Ashwini Apartment through its Developer/Power of Attorney holder Surabhi Construction through its Partner Mr. Sudhir Ashok Mandale (Promoters and Developers) is clear, marketable and without any encumbrances.

Owners of the land

1. Ashwini Apartment

- 2. Qualifying comments/remarks in any NA

The report reflecting the flow of the title of **Ashwini Apartment through its Developer/Power of Attorney holder Surabhi Construction through its Partner Mr. Sudhir Ashok Mandale** on the said land is enclosed herewith as annexure.

Pune

24/06/2022



Advocate

Adv. Sunita S. Pagey

**B1 Indraraj Apartment,
Behind Hotel Sheetal,
1180/1, Shivaji Nagar,
Near Dnyaneshwar Paduka Chowk,
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. Property Card as on date of application for registration.
2. Mutation Entry
3. Search report for 30 years from 1990 taken from Sub-Registrar Haveli, Pune
4. Any other relevant title Development Agreement and Power of Attorney
5. Litigation if any NA

Pune
24/06/2022


Advocate

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