

ADV. PRADNYA S. MORE-THUBE
B.COM, LL.B



Mob. No. 9923650093/7741864833
morepradnya172@gmail.com

Anil Apartment, Flat No.6,
Sudarshan Hsg. Societ,
Pimprigaon, Pimpri,
Pune 411 017

FORMAT - A
(Circular No.:- 28/2021)

Tel No.:-7741864833
Email: - morepradnya172@gmail.com

To,

Maha RERA,
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Sector No. 28, Plot No. 28**, situated at **Akurdi** Taluka/District Pune (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Essen Realtors**, a registered Partnership firm, through its Partner Mr. Satish Bhimsen Agarwal & Mr. Anand Subhashchand Goyal and following documents i.e' :-

1) Description of the property- All the piece and parcel of the property bearing Sector No. 28, Plot No. 28, area admeasuring 494.10 Sq. Mtrs, situated at village Akurdi, Tal. Haveli, Dist, Pune within the jurisdiction of Pimpri Chinchwad Municipal Corporation & Pimpri Chinchwad New Town Development Authority and within the limits of Sub-Registrar Haveli Pune, and which is bounded as under :-

On or towards East	:	Plot No. 29
On or towards West	:	By Plot No.27
On or towards North	:	24 Mtrs. Wide Road.
On or towards South	:	By part of Plot No.42 & part of Plot No.31



2) The Documents of Allotment of Plot-

1. Copy of Lease Deed dated 08.01.1982 Sr. No.13 P/1982.
2. Copy of Supplementary Deed dated 04.01.1983.
3. Agreement dt. 16.09.2021 Sr. No. 12106/2021.
4. Allotment Certificate dt. 10.02.1982
5. Power of Attorney dt. 16.09.2021, Sr.No. 12107/2021.

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 **M/s. Essen Realtors**, a registered Partnership firm, through its Partner Mr. Satish Bhimsen Agarwal & Mr. Anand Subhashchand Goyal is clear, marketable and without any encumbrances.

Owners of the land - **M/s. Essen Realtors**, a registered Partnership firm, through its Partner Mr. Satish Bhimsen Agarwal & Mr. Anand Subhashchand Goyal.

Qualifying comments/remarks if any - That all the relevant documents of title i.e. placed before me and available to me appear to be genuine or some documents placed before me are Xerox & some are original copies. This Legal information is issued on perusing documents regarding the said Property made available to me. I have carried online search on IGR website.

Note- This legal information is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of the said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

3/- The report reflecting the flow of the title of the **M/s. Essen Realtors**, a registered Partnership firm, through its Partner Mr. Satish Bhimsen Agarwal & Mr. Anand Subhashchand Goyal on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 04.10.2021



Pradnya S. More-Thube
Advocate.

PRADNYA S. MORE-THUBE
ADVOCATE

Office: ... Hsg. Society.
Anil A. ... Pimpri,
Pimpri, Pune - 411 017



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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.- NA
- 2) Mutation Entry No- NA
- 3) Search report for 30 years taken from Sub-Registrar'office at Pune.(carried online search on IGR website.)- Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale had applied to the PCNTDA for grant of a lease of the plot of land belonging to the PCNTDA. PCNTDA on the faith of the statement and representation made by the Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale accepted the application and bid/tender and has agreed to demise the said plot to Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale.

PCNTDA allotted the above said land mentioned in the Schedule in favour of Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale vide Lease Deed dated 08.01.1982, which is duly registered in the office of the Sub registrar Haveli No.1/2, at serial No. 13 P/1982. In furtherance of same PCNTDA issued Allotment Certificate dated 10.02.1982 bearing no. DA/LS/RS/3469/812.



AND WHEREAS in the aforesaid manner the Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale acquired leasehold rights of the said schedule land.

AND WHEREAS Mrs. Chhaya Uday Yardi and Mr. Dattatraya Purushottam Athavale intended to sell the said land and had entered in to the Agreement with **M/s. Essen Realtors**, a registered Partnership firm, through its Partner Mr. Satish Bhimsen Agarwal & Mr. Anand Subhashchand Goyal vide Agreement having its Serial No. 12106/2021 registered on dt. 16.09.2021 at Haveli No.25 and have also registered Power of Attorney having its Serial No. 12107/2021 registered on dt. 16.09.2021 at Haveli No.25

4) Any other relevant title- NA

5) Litigations if any. No

Date: 14.10.2021



Pradnya S. More-Thube
Advocate.
(Stamp)

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ADVOCATE
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