

MR. MAYUR B. BORUDE

B.com. LL.B

Advocate

S. NO- 35, Nr. Varsha-

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FORMAT A

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To

MAHA RERA

Authority

Mumbai

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to plot no. A, bearing Survey No. 121, situated at Taluka Mulshi, District Pune (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of owner/ promoter/ developer- Namely M/s. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate and others 03 and following documents i.e. :-

1) Description of the property.

All that piece and parcel of land admeasuring about **0.05.11 R** i.e. **511.15 Sq. Mtrs** out of total land admeasuring area **05 H 68 R** approx. bearing **Plot No. A**, bearing **S. No. 121** situated at **Village Tathawade, Taluka Mulshi, District Pune** situate within the Registration District of Pune, Registration Sub-District of Taluka Haveli, Situate within the Revenue Limits of Tahasil Mulshi and situate within the limits of Pimpri Chinchwad Municipal corporation;

is the Subject Matter of the Search and which land is bounded as under:-

On or towards the East	:-	By 24 mtr. wide D. P. Road.
On or towards the South	:-	Property of Mr. Pawar.
On or towards the West	:-	By the Property of Survey No. 121 bearing Plot No. 1.
On or towards the North	:-	By internal 15 ft. wide road.

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- 2) The documents of allotment of plot.
- a) Copy of 7/12 extracts.
 - b) Copy of Sale Deeds.
 - c) Sale Deed Dated – 22/09/2018 Registration No- 14148/2018.
 - d) Copy of Search Report dated 12/01/2021 issued by Adv. Mayur B. Borude for last 30 years from 1992 to 2021.
 - e) Commencement Certificate on dated. 31/03/2022 vide their No. BP/Tathawade/34/2022.
- 3) 7/12 extracts issued by Talathi, Tathawade, Mulshi for Survey No. 121 mutation entry numbers - 6805.
- 4) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar' office.
- 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 owner/promoter/ developer - M/s. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate and others 03 is clear, marketable and without any encumbrances.

Owners of the land –

- (1) Owner – Mr. Dayanand Tulshiram Walakate and others 03 of Survey No. 121 Through promoter & developer - M/s. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate and others 03.
- 2) Qualifying comments/remarks if any -

M/s. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate and others 03 having clean, clear and marketable title of the said land without any encumbrances.
- 3) 3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 21/07/2022



Advocate

Adv. Mayur B. Borude

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Survey No – 121 as on date of application for registration.
- 2) Mutation Entry No. 6805.
- 3) Search report for 30 years from 1991 to 2021 Taken from Sub-Registrar' office.
- 4) Any other relevant title - Not Applicable
- 5) Litigations if any – Not Applicable

Date: - 21/07/2022



Advocate

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