

Office & Correspondence:
Shree Ameya Apartments,
1187/37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411 005.
Tel.: (020) 2553 4463 / 25536776 / 25539716
E-mail: kk@kblaw.net

Court:
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

Format-A
(Circular No.28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No.C-21, E-Block
Bandra Kurla Complex, Bandra (E)
Mumbai: 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all those leasehold rights pertaining to all that plot bearing No.126, admeasuring 511.30 sq.mt, out of the Sector No.27A out of the Survey No.19 previously in Pimpri Chinchwad New Town Development Authority (*now abolished as per Notification dated 07.06.2021*), situate at village Akurdi of Taluka Haveli, District Pune, within the limits of the Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Pimpri Chinchwad Municipal Corporation, and which is bounded as under:

East : Plot No.125
South : 10.50 meter wide road
West : 10.50 meter wide road
North : Plot No.127

(hereinafter referred to as the said "**PROPERTY**")

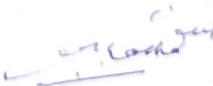
1. I have investigated the title of the said land on the request of Shreyas Shriram Laghate authorized partner of KLS Constructions a partnership Firm Registered under Partnership Act 1956 of 1+2 Rachanashilp, Sunderrao Rege Path 105/64/14 Erandwane, Pune 411 004 (said "**HOLDER**"), and as enumerated in the following documents:

- Allotment Certificate dated 04.12.1982 bearing No.DA/LS/RS/2224/7299 issued by CEO, Pimpri Chinchwad New Town Development Authority.
- Demarcation and handover certificate pertaining to the said Plot
- Deed of Lease dated 12.11.1982 registered in the office of Jt-Sub-registrar Haveli No. 1 at Serial No.P-529 on the same day
- Supplementary Deed dated 30.09.1983, duly registered in the office of sub-Registrar, Haveli No.1 at serial No.P-1014/1983 14.09.1984
- Revised Allotment Certificate dated 01.08.1983 bearing No.DA/LS/RS/2224/5292 issued by CEO, Pimpri Chinchwad New Town Development Authority.
- NA Order bearing No.NA/SR/IV.H.927/83 dated 29.12.1983
- Commencement Certificates bearing No.DA/26/27A/126/4876 dated 15.07.1982.

- Completion intimation certificate bearing No.NA/26/27A/6050 dated 11.07.1986
 - Will and testament dated 06.06.2015, registered with the sub-registrar Haveli No.6 at serial No.6797/2015 on the same.
 - Notification bearing No.TPS-1821/221/CR-43/2021/UD-13 dated 07.06.2021 issued by the government of Maharashtra
 - Agreement to Sale dated 02.12.2021, registered with the Sub Registrar, Haveli No.22, at Serial No.14507/2021 on the same day
 - Supplementary Agreement dated 03.03.2022, registered with the Sub Registrar, Haveli No.4, at Serial No.3598/2022 on the same day.
 - Deed of Assignment dated 21.04.2022, registered with the Sub Registrar, Haveli No.26, at Serial No.7369/2022 on the same day.
 - Transfer certificate dated 12.05.2022 issued by Land and Asset (Pradhikaran) Department, Pimpri Chinchwad Municipal Corporation.
 - Search Report dated 05.05.2022 by Advocate Harshwardhan Patil
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
- (a) the said Property is owned by the Pimpri Chinchwad Municipal Corporation,
- (b) the said Property is held on long lease by the said Holder; M/s.KLS Constructions represented by its partners (1) Shreyas Shriram Laghate, (2) Soumitra Jaydeep Kher, (3) Yash Dilip Sahasrabudhe and (4) Janak Dilip Sahasrabudhe,
- (c) the said Property is free from encumbrances,
- (d) the said Holder is entitled to use the said Property for the purposes permissible by law, the terms of lease and put up construction thereon subject to plans being sanctioned by the PCMC or any such statutory planning authority.
3. The Title report reflecting the flow of the title on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date:20.05.2022

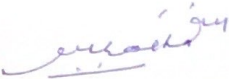

Kiran Kothadiya
Advocate

Format-A
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Particulars	Date
Title Report issued by Kiran Kothadiya, Advocate	20.05.2022

Date:20.05.2022


Kiran Kothadiya
Advocate