



ADV. RAGINI JAHAGIRDAR
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FORMAT - A
(Circular No. 28/2021)

To

Hon'ble MahaRERA Authority.
At: - 6th & 7th floor, Housefin Bhavan,
Plot No: - C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 40051

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect of property having an undivided area admeasuring about 00H 62.08R out of total land admeasuring about 00H 80R (i.e., 00H 79Aar + 00H 01Aar Potkharaba) of Gat No.621 (Old Gat No. 624, Old S. No. 64/15), situated at Revenue Village: Moshi, Taluka: Haveli, District: Pune.

I have investigated the title of the said land on the request of **M/s. Prerna Group**, A Partnership Firm Through its Partner Mr. Pravinkumar Patel, Mr. Shaileshkumar Patel and others i.e., "THE PROMOTERS/ DEVELOPERS & BUILDERS" and following documents i.e

1) Description of Property:

Property having an undivided area admeasuring about 00H 62.08R out of total land admeasuring about 00H 80R (i.e., 00H 79Aar + 00H 01Aar Potkharaba) of Gat No.621 (Old Gat No. 624, Old S. No. 64/15), situated at Revenue Village: Moshi, Taluka: Haveli, District: Pune. and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Hon'ble Sub- Registrar of Haveli, Pune

2) The Document of allotment of Land:

Sr. No.	Description of Document
1)	Sathekhat coupled with Power of Attorney Dt. 19/12/2017
2)	Sathekhat coupled with Power of Attorney Dt. 20/12/2017
3)	Sathekhat coupled with Power of Attorney Dt. 27/12/2017



4)	Sale Deed bearing No. 16042/2019, Dated 26/08/2019
5)	Sale Deed bearing No. 16161/2019, Dated 27/08/2019
6)	Sale Deed bearing No. 16162/2019, Dated 27/08/2019
7)	Sale Deed bearing No. 16163/2019, Dated 27/08/2019
8)	Sale Deed bearing No. 7849/2020, Dated 10/08/2020
9)	Sale Deed bearing No. 7850/2020, Dated 10/08/2020
10)	Sale Deed bearing No. 7851/2020, Dated 10/08/2020
11)	Commencement Certificate dated 10/11/2020 bearing number BP/ Moshi/36/2020
12)	Revised Commencement Certificate No. BP/ Moshi/44/2021 dated 13/08/2021
13)	NA Order bearing No. JAMIN/NA/SR/359/2020 dated 22/01/2021 issued by PCMC

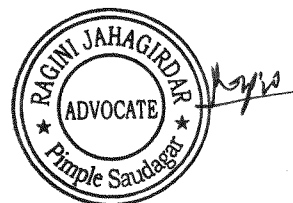
3) 7/12 extract issued by Ld. Talathi-Moshi & various Mutation Entries bearing number 3247, 3406, 4011, 1, 4070,102, 393, 2011, 5461, 5485, 6180, 7525, 7720, 9421, 9903, 10324, 10442, 10558, 11192, 11252, 11851, 12320, 12321, 12474, 132359.

4) Search Report for 30 years from 1991 till 2021

On perusal of the above-mentioned documents and all other documents and all other relevant documents which is provided by **M/s. Prerna Group**, A Partnership Firm Through its Partner Mr. Pravinkumar Patel, Mr. Shaileshkumar Patel and others to me, that relating to title of the said property I am of the opinion that, the title of **M/s. Prerna Group**, A Partnership Firm Through its Partner Mr. Pravinkumar Patel, Mr. Shaileshkumar Patel and others i.e. "THE PROMOTERS/ DEVELOPERS & BUILDERS" is clear, Markatable and without any encumbrances subject to the existing provision of law.

Owners of the land:

Gat Number	Land Area	Name of Owners
621 (Old Gat No. 624, S.	6208 sq. mtrs.	M/s Prerna Groups through its Partner Mr. Pravinkumar

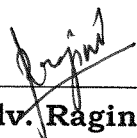


No. 64/15)		Chandulal Patel, Shaileshkumar Gangarambhai Patel and others
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The report reflecting the flow of the title of the **M/s. Prerna Group**, A Partnership Firm Through its Partner Mr. Pravinkumar Patel, Mr. Shaileshkumar Patel and others i.e. "THE PROMOTERS/ DEVELOPERS & BUILDERS" on said land is enclosed herewith as annexure.

Place: Pune

Date: 15/12/2021


Adv. Ragini Jahagirdar





ADV. RAGINI JAHAGIRDAR
Advocate

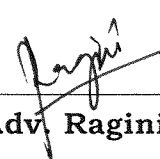
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particular
1)	An undivided area admeasuring about 00H 62.08R out of total land admeasuring about 00H 80R (i.e., 00H 79Aar + 00H 01Aar Potkharaba) of Gat No. 621 (Old Gat No. 624, Old S. No. 64/15) situated at Revenue Village: Moshi, Taluka: Haveli, District: Pune
2)	Mutation Entries bearing numbers 3247, 3406, 4011, 1, 4070, 102, 393, 2011, 5461, 5485, 6180, 7525, 7720, 9421, 9903, 10324, 10442, 10558, 11192, 11252, 11851, 12320, 12321, 12474, 132359.
3)	Search Report for 30 years from 1991 till 2021 taken from 1991 till 2021 taken from Sub- Registrar Office at Pune
4)	Any other relevant document on my perusal: - a) Sathekhat b) Sale Deeds c) Development Agreements d) Power of Attorney e) Release deed f) Will
5)	Litigation: It appears from the documents provided that Mr. Sambhaji Bhaguji Barathe filed a suit bearing Spcl. Civil Suit No. 912/2020 before the Hon'ble Civil Judge Senior Division against Mr. Nana Mahadu Junavane and other for Cancellation, Declaration and Permanent Injunction. That the said Mr. Sambhaji Bhaguji Barathe has prayed for cancellation of Sathekhat dated 19/07/1996 bearing Sr. No. 3745/1996, Power of Attorney dated 19/07/1996 bearing Sr. No. 3025/1996, Development Agreement dated 09/01/2012 bearing Sr. No. 288/2012 and Power of Attorney dated 09/01/2012 bearing Sr. No. 289/2012. That as per the records provided to me till date no adverse order has been passed in the said Suit adverse to the rights of M/s Perna Group.

Place: Pune

Date: 15/12/2021


Adv. Ragini Jahagirdar

