# Adv. Amruta Salunke

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#### FORMAT- A

(Circular No.:- 28 / 2021)

То

MahaRERA

Mumbai

### LEGAL ADDITIONAL TITLE REPORT

Sub: Additional Title clearance certificate with respect to Plot No. 8, Sector No. 32 A Situated at Ravet Taluka/District Pune (hereinafter referred as the said Plot).

I have investigated the title of the said plot on the request of **M/S Shree**Sai Keystone and following documents i.e.

### 1. Description of the property.

All that piece and parcel of the land at Plot No. 08 (12.5% Layout) admeasuring about 2355.71 sq. mtr. out of sector No. 32A, at village Ravet, Taluka Haveli, Within the limits of Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows;

On or towards East : By remaining area for 12.5%

On or towards South : By High School No. 2

On or towards West : By 15 mtr Wide Road (proposed)

On or towards North : By 24 mtr. Wide Road (proposed)

(Hereinafter called and referred to as the 'said Land' for the sake of brevity and convenience)

- 2. Title report for 30 years of Advocate Swapnil Agarwal dated 17/06/2021.
- 3. Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under No. CC/119/2021 dated 25/06/2021 in the name of M/S Shree Sai Keystone.

A search and title report for the above property was initially issued dated 17/06/2021 by Advocate Swapnil Agarwal

Now this additional search and report is being issued at the request and requirement of the owners/Promoters after conducting further search of available records for the period of 17/06/2021 to 30/06/2021 vide a e-search on the web site of igrmaharashtra.gov.in.

E search on the web site of igrmaharashtra.gov.in for the period of 17/06/2021 to 30/06/2021 has been affected by me and from available records it is found that, no encumbrances adversely affecting rights of the owners/promoters M/S Shree Sai Keystone to the aforesaid property as stated in the principal report was found.

The owners/Promoters M/S Shree Sai Keystone herein have revised the layout and building plans over the property bearing Plot No. 8, Sector No. 32 A and submitted to the Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under the provisions of MRTP Act 1966 and accordingly got the revised sanction under No. CC/119/2021 dated 25/06/2021 consisting construction of residential buildings on the said property.

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 Shree Sai Keystone is clear, marketable and without any encumbrances.

### Encl: Annexure

- 1. Title report of Advocate Swapnil Agarwal dated 17/06/2021
- Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under No. CC/119/2021 dated 25/06/2021 in the name of M/S Shree Sai Keystone.

Date: 30/06/2021

Advocate.

Adv. Amruta Salunke





## CHALLAN MTR Form Number-6



<b>GRN</b> MH003046934202122E	02122E BARCODE			Date	30/06/2021-20:5	Form ID						
Department Inspector General Of Registration			Payer Details									
Search Fee  Type of Payment Other Items			TAX ID / TAN (If Any)									
			PAN No.(If Applicable) BSTPS2786R									
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Advocate Amruta Salunke							
Location PUNE												
Year 2021-2022 From 17/06/2021 To 30/06/2021			Flat/Block No.		Kothrud							
Account Head Details An		Amount In Rs.	Premises/B	uilding								
0030072201 SEARCH FEE		350.00	Road/Stree	t	Pune							
			Area/Locality		Pune							
			Town/City/District									
			PIN			4	1	1	0	3	8	
			Remarks (If Any)									
				Plot No.8 Sector No. 32A Village Ravet Search Fee form the date of								
			17-06-2021 to 30-06-2021									
			Amount In	In Three Hundred Fifty Rupees Only								
Total		350.00	Words									
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN	Ref. No.	02003942021070	01001	31 1	1 1245374180				
Cheque/DD No.			Bank Date	RBI Date	30/06/2021-20:5	021-20:52:09 Not Verified with RBI						
Name of Bank		Bank-Brancl	า	BANK OF BARODA								
Name of Branch			Scroll No. , Date		Not Verified with Scroll							

Department ID : Mobile No. : 7030055550 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाढीच लागु आहे इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .