

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

To
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.

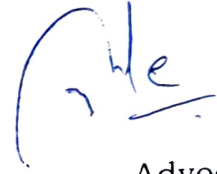
The owners/Promoters M/S Shree Sai Keystone herein have revised the layout and building plans over the property bearing Plot No. 8, Sector No. 32 A and submitted to the Pimpri Chinchwad Municipal Corporation, Pimpri i.e. PCMC under the provisions of MRTP Act 1966 and accordingly got the revised sanction 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
2. 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



