

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect 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. (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 :-

1. Description of the property:

All that piece and parcel of 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)

2. Documents of Allotment of Plot:

- 2.1 Development Agreement
- 2.2 Power of Attorney
- 2.3 Lease Deed
- 2.4 Supplementary Agreement
- 2.5 Power of Attorney
- 2.6 Agreement to Assign and Transfer
- 2.7 Irrevocable Power of Attorney
- 2.8 Assignment Deed
- 2.9 Allotment Certificate
- 2.10 N. A. Order
- 2.11 Public Notice
- 2.12 No Claim Certificate

3. Search report for 30 years from 1991 till 2021.

- 4.** 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 M/s. Shree Sai Keystone has acquired leasehold rights of the said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. Owners of the Land:

The said land belonged to M/s. Shree Sai Keystone.

6. The report reflecting the flow of the title of the M/s. Shree Sai Keystone on the said land is enclosed herewith as annexure.

Date:30.06.2021



SWAPNIL AGARWAL
Advocate
For Legal Realty LLP