

ADV. PRACHI SUNIL NEVASE

G-1101, RICHMOND PARK, RAHATANI, PUNE 411017.

Mob. No.8600456028

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FORMAT- A

(Circular No.: 28/2021)

To,

THE HON'BLE CHAIRMAN,

Maharashtra Real Estate Regulatory Authority,

Headquarters: 9th floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Plot No. 1 admeasuring 31961.11 Sq.Mtrs; which includes Survey No. 31/32/A/1 admeasuring 27405.80 Sq. Mtrs. Survey No. 31/32/A/3 admeasuring 3047.70 Sq. Mtrs. Survey No. 31/32/A/4 admeasuring 1507.61 Sq.Mtrs.; situate at Village-Punawale, Taluka Mulshi, Dist. Pune and within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune, (hereinafter referred to as the **"Said Property"**).

I have investigated the title of the Said Property on the request of Moonstone Realinfra Pvt; Ltd.; through its director, Vineet K. Goyal (**"Owner/Promoter/ Developer"**) on the basis of following documents and title reports i.e.,

- 1) Description of the property- All that piece and parcel of the Plot No. 1 admeasuring 31961.11 Sq.Mtrs; which includes Survey No. 31/32/A/1 admeasuring 27405.80 Sq. Mtrs. Survey No. 31/32/A/3 admeasuring 3047.70 Sq. Mtrs. Survey No. 31/32/A/4 admeasuring 1507.61 Sq.Mtrs.; situate at Village-Punawale, Taluka Mulshi, Dist. Pune and within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune and which admeasuring 31961.11 Sq. Mtrs., is bounded as under:-

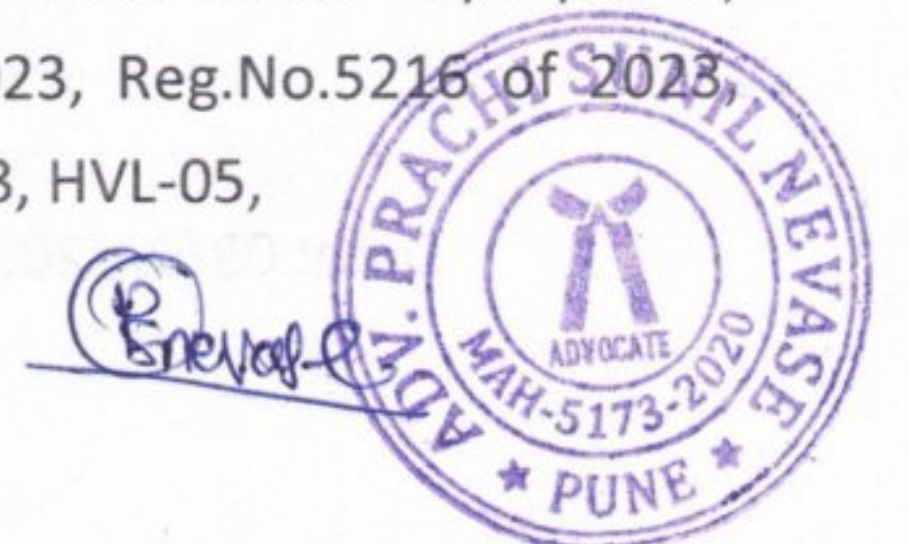
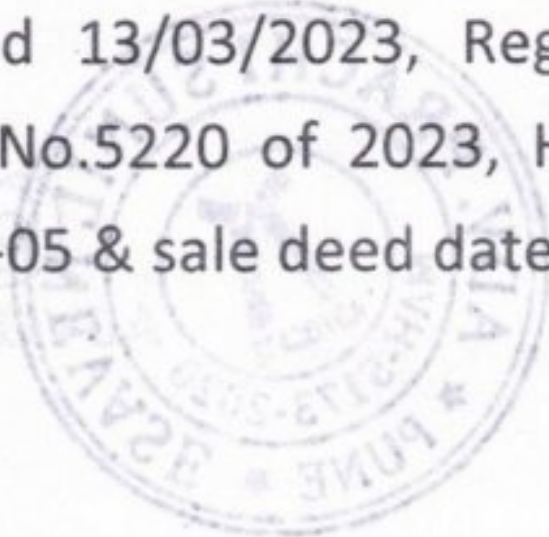
East: By 18meter wide proposed D.P. road,

West: By Boundary of Village Jambhe,

South: By Adjacent survey No. 31 (Part) Land,

North: By 18 miter wide D.P. road.

- 2) The documents of allotment of plots, sale deed dated 18/01/2022, Reg. No.985 of 2022, HVL-11, sale deed dated 06/05/2022, Reg No.10309 of 2022, HVL-23, sale deed dated 13/03/2023, Reg.No.5218 of 2023, HVL-05, sale deed dated 13/03/2023, Reg.No.5220 of 2023, HVL-05, sale deed dated 13/03/2023, Reg.No.5216 of 2023, HVL-05 & sale deed dated 13/03/2023, Reg.No.5222 of 2023, HVL-05,



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- 3) Digital 7/12 extracts in respect of Said Property, uploaded from the website: <https://mahafarfarpune.com> and mutation entry nos. 5750, 5683, 5997, 5998, 6003, 6005, 6200 & 6205.
- 4) Detail search and title investigation reports for last 30 years issued by Adv Kiran Hajare and further, for additional period, Adv Madhuri A. Sonar has issued her report in respect of the Said Property.

On perusal of the above-mentioned documents, search title reports and subject to pending litigation mentioned in title reports mentioned herewith, respect to the Said Property, I am of the opinion that the revenue title of the following Owners/Developers/Promoters to the Said Property is clear, marketable and without any encumbrances.

Owner of the Said Property,

That, the Moonstone Realinfra Pvt; Ltd.; company is the owner of the property area admeasuring 31961.11 sq. mtrs; of the Said Property.

The legal reports reflecting the follow of the title of the developers/owners of the Said Property are enclosed herewith as Annexure-A.

Enclosure: Annexure-A, Flow of Title

Place: Pune

Date: 03/02/2024



FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of 05/09/2023 application for registration.
- 2) Search and Title Report 30 years from 1993 till 2022, issued by Adv Kiran M. Hajare & Associates dated 08/06/2022 & further, for additional period, Adv Madhuri A. Sonar has issued, dated- 01/12/2023 is attached herewith as Annexure-A.
- 3) Litigations if any, Hon'ble Civil Court Senior Division, Pune Regular Civil Suit No. 1416/2023 & Revenue Matter before Hon'ble Add. Collector, Pune- RTS/1092/2022.

Date: 03/02/2024

