

Manisha D. Ghiware

Advocate

A-1201, Teerth Towers, Next to Vibgyor School, Sus, Pune Mobile:9850963826

FORMAT - A
(Circular No. 28/2021)

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land total admeasuring about 22926.00 Sq.Mtrs. comprising of S.No. 127/1 & 2 Part/A/3 , S.No. 127/1 & 2 Part/A/2, S.No. 127/1 & 2 Part/A/4, S.No. 87 Part/128 Part/A/1 situated at village Sus, Taluka Mulashi, District Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune (Hereinafter referred as the "Said Land")

I have investigated the title of the said Land on the request of **Mr. Vijay Tukaram Raundal, Proprietor of Teerth Developers** and following documents i.e. :-

1) Description of the property :-

All that piece and parcel of nonagricultural land total admeasuring about 22926.00 Sq.Mtrs. comprising of following Survey Number's lands situated at Village Sus, Taluka Mulashi, District Pune, within the limits of Pune Municipal Corporation within the jurisdiction of Sub-Registrar Haveli, Pune.

- i. Land bearing S.No. 127/1 & 2 Part/A/3 admeasuring about 19.861 Aar
- ii. Land bearing S.No. 127/1 & 2 Part/A/2 admeasuring about 149.7415 Aar
- iii. Land bearing S.No. 127/1 & 2 Part/A/4 admeasuring about 29.6256 Aar
- iv. Land bearing S.No. 87 Part/128 Part/A/1 admeasuring about 30.0319 Aar

bounded as follows:

On or towards the East: S. No. 127/2 Part

On or towards the South: Hissa No. 4 & 5 127/1P

On or towards the West: Village Road

On or towards the North: Proposed R P road
hereinafter referred as **[the said land]**.



2) The documents of allotment of property

Copies of the documents as detailed in the Search and Title Report dated 31-03-2022 are supplied to me for the purpose of this opinion:-

- a. Latest 7/12 extracts of the said land with mutation entry no as covered in the search and title report dated 31-03-2022. Detail report is enclosed herewith.
- b. Title Deeds as detailed in the Search and Title Report dated 31-03-2022.
- c. Commencement Certificate No. CC/549/18-19 dated 17-11-2018 issued by competent authority.

3) 7/12 Extract or property card issued by competent authority dated with mutation entry no as covered in detail in the annexed enclosed detailed search report.

4) Search report for 30 years 1992 to 2022 (both inclusive).

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **Mr. Vijay Tukaram Raundal, Proprietor of Teerth Developers** is clear, marketable and without any encumbrances.

Owner of the said property -

- 1) **Mr. Vijay Tukaram Raundal, Proprietor of Teerth Developers** - is owner of the Said Land- comprising of S.No. 127/1 & 2 Part/A/3, S.No. 127/1 & 2 Part/A/2, S.No. 127/1 & 2 Part/A/4, S.No. 87 Part/128 Part/A/1 situated at village Sus, Taluka Mulashi, District Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune.

- 2) **Qualifying comments/ remarks-** I am of the opinion that Subject to whatever stated above, I am of the opinion that **Mr. Vijay Tukaram Raundal, Proprietor of Teerth Developers** do hold a clear and marketable title to the said land and the same is free from any encumbrance whatsoever.



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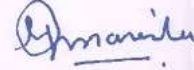
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3/- The report reflecting the flow of the title of **Mr. Vijay Tukaram Raundal, Proprietor of Teerth Developers** on the said land is enclosed herewith as annexure.

Encl: Annexure (Detailed Search Report)

Date: 31-03-2022



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Continuation sheet.....

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/ 12 extract as on date of application for registration- as more particularly described in enlc. Annexure.
- 2) Mutation Entry No.- as more particularly described in the enclosed detailed search and Title report dated 31-03-2022 report.
- 3) Search report for 30 years 1992 to 2022 (both inclusive) 2022 (part) taken from Sub-registrar's office at as mentioned in the enlc. Annexure.
- 4) Any other relevant title – NA.
- 5) Litigations if any- No litigations.

Date: 31-03-2022



Manisha

Manisha Ghiware

Advocate