

GAIKWAD ASSOCIATES & ADVOCATES¹

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ANNEXURE C

SUBHASH Y. GAIKWAD, Advocate,
Lawyers Chamber No.17, Court Compound,
Shirur, Tal-Shirur, Dist-Pune

This is to certify that I have investigated the title to the property, which is more particularly described in the Schedule hereunder written and certify that in my opinion the title of is owned by

M/s. Dalvi Adhav Properties through its Partners

- 1) Pravin Vasantrao Adhav, &
- 2) Shekhar Sakharam Dalavi

The property described in schedule hereunder given is clean, clear, marketable and free from encumbrances, charges and/or claims as detailed and subject to whatever stated in my Title Opinion of the even date given to M/s. Dalvi Adhav Properties.

SCHEDULE OF PROPERTY

All that piece and parcel of NA Plot Property bearing Plot No. 50, 51, 53, 55 out of Survey No. 284/2 having Municipal House No. D1Z5002364, D1Z5002366, D1Z5002279, D1Z5002280 situated at Hingani Road, within the municipal limits of Shirur Municipal Council and Sub-Registrar, Shirur, Tal-Shirur, Dist-Pune.



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Survey No.	Area H-R	Assessment Rs=Ps.	Boundaries Towards			
			East	South	West	North
284/2	01-86	01=51	S. No. 284	S. No. 284	S. No. 282	S. No. 283

Plot No.	Area Sq. Mtrs	Assessment Rs=Ps	Boundaries Towards			
			East	South	West	North
50 of Survey No. 284/2	250.75	70=00	Open Space	Internal Road & Plot No. 55	---	Plot No. 49
51 of Survey No. 284/2	175.50	63=00	Internal Road	Plot No. 52	Plot No. 53	Internal Road
53 of Survey No. 284/2	171.50	63=00	Plot No. 51	Plot No. 54	Plot No. 55	Internal Road
55 of Survey No. 284/2	216.25	70=00	Plot No. 53	Plot No. 56	---	Plot No. 50 & Internal Road
50+51+53+55	814.00	266=00	9 & 6 Mtr Road & Open Space	Plot No. 52, 54 & 56	S.No.280	6 Mtr Wide Road & Plot No. 49

Here in after referred to as the 'Said Property'

Place :- Shirur

Dated : 24/07/2017



(Signature)

Advocate

Subhash Y. Gaikwad

Adv.S. Y. GAIKWAD
B.A.L.L.B.
Lawyers Chamber, No. 17
Court Compound, Ghodnash
Tal. Shirur, Dist. Pune

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TITLE REPORT

I have investigated the title of property describe in SCHEDULE, I, given above. I also caused the search to have been taken in respect of the said property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Owner/Promoter granted by NA Plot Property bearing Plot No. 50, 51, 53, 55 out of Survey No. 284/2 having Municipal House No. D1Z5002364, D1Z5002366, D1Z5002279, D1Z5002280 situated at Hingani Road, within the municipal limits of Shirur Municipal Council and Sub-Registrar, Shirur, Tal-Shirur, Dist-Pune.

On perusal of relevant documents and information, I am of the opinion that, the Property bearing NA Plot Property bearing Plot No. 50, 51, 53, 55 out of Survey No. 284/2 having Municipal House No. D1Z5002364, D1Z5002366, D1Z5002279, D1Z5002280 situated at Hingani Road, within the municipal limits of Shirur Municipal Council and Sub-Registrar, Shirur, Tal-Shirur, Dist-Pune and all its rights to develop are acquired by M/s. Dalvi Adhav Properties through its Partners

- 1) Pravin Vasantrao Adhav, &
- 2) Shekhar Sakharam Dalavi

The Property mentioned in FIRST SCHEDULE is having clean, clear, marketable title and is free from any charge or encumbrances.



The Owner therefore, is authorized, empowered, entitled to develop the said property by constructing a building thereon, comprising of independent residential / Commercial blocks, commonly referred to as the "Ownership Scheme" and to sell and /or otherwise dispose the same to any intending purchaser.



Subhash Y. Gaikwad

Advocate

Adv. S. Y. GAIKWAD

B.A.L.L.B.

Lawyers Chamber, No. 17
Court Compound, Ghodgaon
Tal. Shirur, Dist. Pune

