

Ref. No.

Date :

FORMAT - A

(Circular No.:- 28/2021)

To

Maha RERA

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot no. S.No.84hissa no 25/A area totally admeasuring 0 H. 5 R assessed to R 0 paise 53 Ps situated at village Hadapsar Taluka Haveli, District Pune (hereinafter referred as the said plot " ..... ")

I have investigated the title of the said plot on the request of SOHAM BUILDERS THROUGH its proprietor Mr. Nandu Narhari Jagtap (Name of owner/promoter/developer/company) and following documents i.e. :-

1) Description of the property. All that piece and parcel of land laying and situated at village Hadapsar, which is situated within the registration sub-district Tal- Haveli, Dist - Pune and which is also situated within the local limits of P.M.C. bearing S.No.84hissa no 25/A area totally admeasuring 0 H. 5 R assessed to R 0 paise 53 Ps

2) The documents of allotment of plot.-

Sale deed bearing no. 11827/2019 Haveli no. 6 dtd. 24/12/2019

3) 7/12 extract issued by Talathi, mutation entry no 49753.

4) Search report for 30 years from 1990 till 2020

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 SOHAM BUILDERS THROUGH its proprietor Mr. Nandu Narhari Jagtap (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

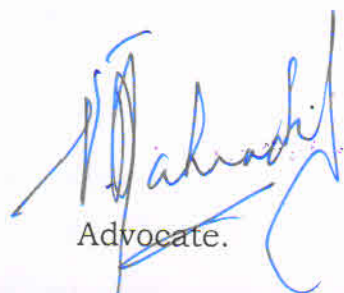
Owners of the land : Mr. Nandu Narhari Jagtap.

(4) Qualifying comments/remarks if any .....

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 14/04/2021

  
Advocate.

**Mahadik Vijay Vasantrao**  
B.Sc.LLB Advocate & Notary  
Office: Sr. No. 156, Mahadik House,  
Bhosale Garden, Near PMC Ground,  
Opp Pragati Driving School, Hadapsar, Pune-28.

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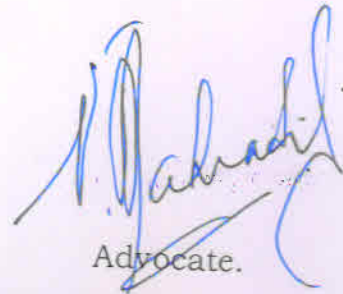
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No. 84 hissa no.25/A Hadapsar, Pune

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No 49753.
- 3) Search report for 30 years from 1990 to 2020 Taken from Sub-Registrar' office at.....
- 4) Any other relevant title..... No.
- 5) Litigations if any. ....No.

Date: 14/04/2021



Advocate.

**Mahadik Vijay Vasant Rao**  
B.Sc.LLB Advocate & Notary  
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