

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **S. No. 154, Hissa No. 10A, 11, 12, 13, 14, 15A(P), 15B, 16, 17, 18, 19, 20, 21, 22, 23** situated at Village **Fursungi**, Taluka **Haveli**, District **Pune** (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Malpani Properties** and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Local Talathi Office, Pune dated 04/11/2020, mutation entry no. **34746, 46153, 25808, 26586, 32879, 40230, 27803, 41470, 43728, 41565, 32792, 32793, 32794, 27920, 39903, 27824, 29554.**
- 4) Search report for **30** years from **1990** till **2020**.

2/- 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 **M/s. Malpani Properties** is clear, marketable and without any encumbrances.

Owners of the land –

Sr. No.	Name	Plot Details
1	Master Sairaj Pandurang Harpale	S. No. 154/10A
2	Maruti Ramchandra Memane	S. No. 154/11
3	Aruna Subhash Vaje	
4	Sunil Shivaji Memane	
5	Sarika Maruti Harpale	
6	Atul Shivaji Memane	
7	Balasaheb Mahadev Harpale	
8	M/s. Malpani Properties	S. No. 154/12
9	Chhabubai Manik Harpale	S. No. 154/13
10	Usha Suresh Bandal	
11	Narmada Vithal Gunjawate	
12	Baban Krishna Harpale	S. No. 154/14
13	M/s. Malpani Properties	S. No. 154/15A
14	Baban Krishna Harpale	
15	Balasaheb Mahadev Harpale	S. No. 154/15B
16	M/s. Malpani Properties	

17	Ramchandra Arjun Harpale	S. No. 154/16
18	Sadashiv Arjun Harpale	
19	Vijay Arjun Harpale	
20	Rohini Sudam Vadkar	
21	Kamal Dinkar Choudhari	
22	Dattatray Kerba Harpale	S. No. 154/17
23	Jaysingh Kerba Harpale	
24	Pandurang Dattatray Harpale	
25	Ranjana Ramchandra Choudhari	
26	Sudhir Chandrakant Pawar	S. No. 154/18
27	Maruti Sopan Harpale	S. No. 154/19,20,21,22,23
28	Devidas Shivaji Harpale	
29	Sunil Shivaji Harpale	

(2) Qualifying comments/remarks if any:- **No**

3/- The report reflecting the flow of the title of the **M/s. Malpani Properties** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 11/12/2021



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FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. **34746, 46153, 25808, 26586, 32879, 40230, 27803, 41470, 43728, 41565, 32792, 32793, 32794, 27920, 39903, 27824, 29554.**
3. Search report for 30 years from **1990** Taken from Sub-Registrar' office at Haveli, Pune.
4. Any other relevant title.
5. Litigations if any – **No.**

Date: 11/12/2021

Sub Registrar