



FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 517/1, Survey No. 518/1, Survey No. 518/2, Survey No. 518/3 and Survey No. 518/4 situated at village Charholi Budruk, Tal- Haveli, Dist- Pune

I have investigated the title of the said plot on the request of M/S. Amarnath Group of Company Through Partners Its Partners (1) Mr. Naresh Narayan Barge (2) Mr. Dada Dattu Jadhav and (3) Mr. Balbhim Dashrath More following documents i.e.:-

1) Description of Properties:- 1) 00 Hecter 54 Aar i.e. 5400 Sq. Mtrs. of Survey No. 517/1, 2) 00 Hecter 61.77 Aar i.e. 6177 Sq. Mtrs. of Survey No. 518/1, 3) 00 Hecter 76 Aar i.e. 7600 Sq. Mtrs., out of Survey No. 518/2, Survey No. 518/3 and Survey No. 518/4.

2) List of Document Provided:- 1) Development Agreement which is duly registered in the office of Sub-Registrar Haveli No. 25 Pune vide Sr. No. 3522/2021 on 18/03/2021 and 2) Development Agreement which is duly registered in the office of Sub-Registrar Haveli No. 14 Pune vide Sr. No. 8116/2021 on 08/07/2021.

3) Search report for 30 years from 1992 (30 years) till date

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 Mr. Narayan Shankar Dabhade and other is clear, marketable and without any encumbrances.

Owners of the land

(1) Mr. Narayan Shankar Dabhade and other Survey No. 517/1, land admeasuring area about 00 Hecter 16R. (1600 Sq. Mtrs)

(2) Mr. Wagheshwar Dattatray Dabhade and other Survey No. 517/1, land admeasuring area about 00 Hecter 16R. (1600 Sq. Mtrs)

(3) Mr. Shantaram Nathu Dabhade and other Survey No. 517/1, land admeasuring area about 00 Hecter 22R. (2200 Sq. Mtrs)

(4) Mr. Narayan Shankar Dabhade and other Survey No. 518/1, land admeasuring area about 00 Hecter 16R. (1600 Sq. Mtrs)

(5) Mr. Wagheshwar Dattatray Dabhade and other Survey No. 518/1, land admeasuring area about 00 Hecter 29R. (2900 Sq. Mtrs)

(6) Mr. Shantaram Nathu Dabhade and other Survey No. 518/1, land admeasuring area about 00 Hecter 16.77R. (1677 Sq. Mtrs)



(7) Mr. Ramdas Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 18R. (1800 Sq. Mtrs)

(8) Mr. Maruti Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 10R. (1000 Sq. Mtrs)

(9) Mr. Rahul Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 18R. (1800 Sq. Mtrs)

(10) Mrs. Narmada Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 10R. (1000 Sq. Mtrs)

(11) Mr. Shankar Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 10R. (1000 Sq. Mtrs)

(12) Smt. Yamauna Gulab Dabhade and other Survey No. 518/2, 518/3 and 518/4 land admeasuring area about 00 Hecter 10R. (1000 Sq. Mtrs)

(3) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the Mr. Narayan Shankar Dabhade and other on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

Date: 22/07/2022

(Prasad V Nikam)



Office No. 229, B Wing, First Floor,
Jai Ganesh Vishwa, Vishrantwadi,
Pune 411015
Email:- Adv.prasadnikam@gmail.com
M.No. 9822226444 / 02048608018



Prasad V Nikam

B.Com, LL.M. (UK)
Advocate

FORMAT – A

(Circular No.: - 28/2021)

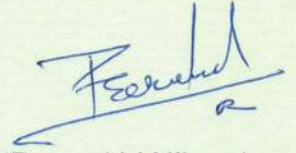
FLOW OF THE TITLE OF THE SAID LAND.

Survey No. 517/1, Survey No. 518/1, Survey No. 518/2, Survey No. 518/3
and Survey No. 518/4

- 1) 7/12 extract.
- 2) Mutation Entry
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar
office No. 8
- 4) Any other relevant title. - No.
- 5) Litigations if any. - No litigation.

Date: 22/07/2022

Advocate.


(Prasad V Nikam)

