

Office: Flat No. 2, Asawari Apartment, S.no. 81 Hissa No. 5A/1/2 Paud Road,
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To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 22 total admeasuring 01 Hector 50 R which is assessed at 01 Rs. 25 Paise situated at village Chikhalase, Tal Maval, Dist Pune. (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of Mr. Ramesh Keshav Nemade R/at: 202, Akanksha, Right Bhusari Colony, Kothrud, Pune 411038.

1) Description of the property:

All that piece and parcel of land, situated within the Registration Division Pune, Sub Division and Taluka Maval, and within the limits of Zilla Parishad, Pune and within the jurisdiction of Sub Registrar, Maval, revenue village Chikhalase, bearing Gat No. 22 total admeasuring 01 Hector 50 R which is assessed at 01 Rs. 25 Paise is subject matter of this report.

2) Documents of allotment of plot:

- a. 7/12 extract from the year 2012-13 till March 2015.
- b. 7/12 extracts from the year 1981-1982 to 1991-1992.
- c. 7/12 extracts from the year 1992-93 to 2001-02.
- d. 7/12 extracts from the year 2002-2003 to 2011-12.
- e. Relevant mutation entries therein on 7/12 extract.
- f. Sale Deed bearing registration no. 2149/2015 registered in the office of sub registrar at Maval-2
- g. Index II of sale deed bearing registration no. 2149/2015
- h. Current 7/12 extract of the said land.
- i. Mutation entry no. 1415, 1417, 1578, 1579
- j. Order of Circle Officer, Khadkale Tal Maval in case no. H.no./SR/Chikhalase/80/2015.
- k. Search Report dated 17/03/2016.
- l. Supplementary Search report dated 08/02/2021.

3. On perusal of the abovementioned documents and all relevant documents relating to the title of the said property, I am of the opinion that, subject to whatever stated in the title report dated 17/03/2016 and 08/02/2021, the title of Mr. Ramesh Keshav Nemade, Mr. Rupesh Vasant Sarode, Mrs. Shilpa Pramod Yenge is clean, clear and marketable and without any encumbrances.

Owners of the land

- (1) Mr. Ramesh Keshav Nemade,
- (2) Mr. Rupesh Vasant Sarode,
- (3) Mrs. Shilpa Pramod Yenge

4. The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Enclosed:

- (i) Search Report dated 17/03/2016.
- (ii) Supplementary Search report dated 08/02/2021.

Date: 23/11/2021

Advocate
ADV. RAJESH SHRIDHAR SATPUTE
BSL, LLB DIPR

RAJESH S. SATPUTE
B.S.L. LL.B. DIPR (Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation entry no. 1415, 1417, 1578, 1579
- 3) Search report for 30 years dated 17/03/2016 from the year from 1987 to March 2016 and Supplementary Report dated 08/02/2021 from 2016 to 2021
- 4) Any other relevant title document
 - a. Sale Deed bearing registration no. 2149/2015 registered in the office of sub registrar at Maval-2
 - b. Index II of sale deed bearing registration no. 2149/2015
- 5) It is observed while taking search that, Ramchandra Khandu Kajale and Waghun Khandu Kajale had filed application opposing confirmation of mutation entry no 1415. Which objection had been rejected by the Circle Officer, Khadakale vide order bearing reference no. H.no. / SR / Chikhalase / 80/ 2015 dated 28/07/2016. I did not identify whether the said persons has any claim on the said land. Also, it cannot be identified whether they has filed any appeal, civil suit or dispute of any kind.

Date: 23/11/2021


Advocate
ADV. RAJESH SHRIDHAR SATPUTE
BSL,LLB DIPR