

ASHWINI V. KAWADE

B.S.L., L.L.B.,
Advocate

"Swapna Puri Nivas"

Savant Vishwa, Tandulwadi Road,
At Post & Tal. Baramati, Dist. Pune.
PIN - 413 102

Date :- 26/07/2022

FORMAT A

To

Maharera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Gat No. 55 Part** situated at Village Rui, Taluka Baramati, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Muktai Associates** 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, Mutation Entry No. **1348, 1620, 2282, 2283, 2613, 4455, 4533, 4534, 4606.**
- 4) Search report for 30 years from 1993 till 2022.

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 **Muktai Associates** is clear, marketable and without any encumbrances.

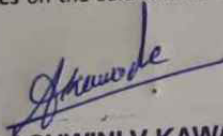
Owners of the land

- (1) **Mr. Ramdas Krishna Gaund, Gat No. 55 Part i.e. 0H-10R**
- (2) **Mrs. Priyanka Sandeep Atole, Gat No. 55 Part i.e. 0H-04R**
- (3) Qualifying comments/remarks if any:- No

3/- The report reflecting the flow of the title of the **Muktai Associates** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 26/07/2022


MRS ASHWINI V. KAWADE
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Advocate
Baramati, Dist. Pune 413102

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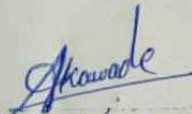
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FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 1348, 1620, 2282, 2283, 2613, 4455, 4533, 4534, 4606.
3. Search report for 30 years from 1993 Taken from Sub-Registrar' office at Baramati.
4. Any other relevant title.
5. Litigations if any:- No

Date: 26/07/2022


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