



कल्याण नारायण शिंदे

बी. एस. एल., एल. एल. बी., डी. एल. एल. अॅन्ड एल. डब्ल्यू.

अॅडव्होकेट

ऑफिस: स. नं. ४१, सुमित हाईट्स, सिद्धिविनायक मंदिराजवळ, साईप्रसाद हासिंग्ससमोर,
दत्तनगर, आंबेगांव बु. II, पुणे- ४६ मो. नं: ९८२२०३३२५३

Email: shindekalyan@yahoo.com, hariomads46@gmail.com

DATE:14/07/2022

FORMAT –A

(Circular No.28/2021)

To,
Maha RERA
BKC, Houselin bhavan, Near RBI, R Block,
Bandra Kurla Complex, Bandra East, Mumbai,
Maharashtra-400051.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land 600.sq.mtrs.(Purchased land 400 sq.mtrs + development rights 200 sq.mtrs) to the totally admeasuring 00 H, 43 R, assessed at Rs.02 having its lying, being and situated at Survey no.27 Hissa no.3 of the village Ambegaon Bk-Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of "Amit enterprises" through its Proprietor Mr.Vikas Kale and Following Documents.

- 1)Description of the Property.
- 2)The Documents of allotment of plot.
- 3)7/12 Extract or property card issued by talathi of the village Ambegaon bk, pune. mutation entry no.21249, 20695.
- 4)Search report for 30 years from the year 1992 to 2022 dated 18/04/2022.



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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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land:-

- 1) Mr.Mahesh Ravi Talekar , Sector no.2, Pincode-411026
- 2) Mrs.Sudha Ravi Talekar , Sector no.2, Pincode-411026
- 3) Mr.Mangesh Ravi Talekar, Sector no.2, Pincode-411026
- 4) Mr.Vijay Namdeo Talekar, Gat no.365/65, Pincode-415002
- 5) Mr. Padma Manikrao Deshmukh, Plot no.65, Pincode-411006
- 6) Mr. Sarala Jaywant Talekar, Pin code-421204
- 7) Qualifying comments/remarks if any

3/- 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.

Dated:14/07/2022



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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 Extract/ P.R. cards as on date of application for registration.
- 2) Mutation Entries- 21249, 20695.
- 3) Search report for 30 Years from 1992 to 2022 taken from the Sub Registrar Offices at Haveli 1 to 29.
- 4) Any other relevant title.
- 5) Litigation if any- No.

Date: 14/07/2022


Advocate

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