

BAKUL R. DOSHI
B.COM. (HONS.) L.L.B
ADVOCATE, 98 5000 1008

OFFICE :- REELICON REVANT, TAWARE BUNGALOW, CANAL ROAD, BARAMATI, DIST: PUNE

DATE: - 30/08/2022

FORMAT - A
(Circular No. 28/2021)

To Maha RERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Gat No. 160/11/1/A Plot No. 1 & 2 total admeasuring 567.42 Sq. mt. of village Jalochi, Tal: Baramati, District Pune (hereinafter referred as 'Said plot')

1. I have investigated the title of the said plot on the request of M/S. MEHTA BUILDERS, a registered partnership firm, (Here in after called 'The Owner') And following documents i. e: -

1) Description of the property: - Plot No. 1 & 2 total admeasuring 567.42 Sq. mt. lying at Gat No. 160/11/1/A of village Jalochi, Tal: Baramati, District Pune & within extended limit of Baramati municipal corporation.

2) The documents of allotment of plot: - Sale Deed.

3) 7/12 extract issued by Gav Kamgar Talathi, Jalochi dated 04/05/2022, Mutation entry no. 11471, 12391, 14942, 16597, 17196, 17694, 22791, 23535, 23865.

4) Search report for 30 years from 1993 to July 2022 taken from Sub-Registrar office Baramati.

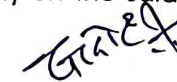
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Owner is clear, marketable and without any encumbrances.

Owners of the land

M/S. MEHTA BUILDERS, a registered partnership firm, through its Partners 1) Mr. KISHOR SHANKAR MEHTA, 2) Mr. AKSHAY KISHOR MEHTA, Both R/o. Sahayog Society, Jalochi, Baramati, Tal. Baramati, Dist. Pune. are absolute owner of Plot No. 1 & 2 total admeasuring 567.42 Sq. mt. lying at Gat No. 160/11/1/A of village Jalochi, Tal: Baramati, District Pune.

Qualifying comments/remarks if any NA

3. The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.



(Bakul R. Doshi)
Advocate

FLOW OF THE TITLE OF THE SAID LAND

ANNEXURE

Sr. No.	Particulars	Mutation Entry
1	Sale Deed of Gat No.160 B/4 new 160/12 area 20 R From Ramesh Rajaram Bhoite & others Purchaser Suhash Wabale & Gat No.160 B/3 new 160/11 area 20 R From Ramesh Rajaram Bhoite & others Purchaser Nita Wabale, Sale Deed registered in SRO Baramati by Sr. No. 621/2005 dated 07/02/2005.	11471 dated 07/03/2005
2	Sale Deed of Gat No.160 B/4 new 160/12 area 20 R From Suhash Wabale Purchaser Rupchand More, Sale Deed registered in SRO Baramati by Sr. No. 177/2006 dated 10/01/2006.	12391 dated 07/02/2006
3	Assistant Director Of Town Planning, Pune vide No. Rekhanakan/NABP/Mau. Jalochi/Ta. Baramati/Gat No.160/11 part & 160/12 part/SSP/1636 dated 13/06/2007 under Section 44 of the Maharashtra Land Revenue Code 1966 and also the Sub Divisional Officer, Baramati, sanctioned the said revised Layout vide Order bearing no. NA/SR/223/2007, dated 15/10/2007 preparing separate VF 7/7A/12 for each of sub divided plot.	14942 dated 17/03/2008
4	Sale Deed of Plot No. 1 from Nita Subhash Wabale & Rupchand Tukaram More through POA holder Surekha Ankush Jagtap Purchaser Virkumar Gajkumar Shah & Pradip Chandulal Shah, Sale Deed registered in SRO Baramati by Sr. No. 5053/2009 dated 10/08/2009.	16597 dated 24/08/2009
5	Sale Deed of Plot No. 2 (along with Plot No. 3) from Nita Subhash Wabale & Rupchand Tukaram More through POA holder Surekha Ankush Jagtap Purchaser Maharashtra Builders & Developers, Sale Deed registered in SRO Baramati by Sr. No. 3604/2010 dated 26/04/2010.	17196 dated 12/05/2010
6	Sale Deed of Plot No. 1 from Virkumar Gajkumar Shah & Pradip Chandulal Shah Purchaser Maharashtra Builders & Developers, Sale Deed registered in SRO Baramati by Sr. No. 629/2011 dated 20/01/2011.	17694 dated 10/02/2011
7	As per the order of Tahsildar of Baramati dated 01/08/2019, conversion of unit in R sq. mt.	22791 dated 02/08/2019

8	Sale Deed of 'Said Plot' From Maharashtra Builders & Developers, Purchaser 'The Owner' i.e. M/S. MEHATA BUILDERS, Sale Deed registered in SRO Baramati 1 by Sr. No. 6479/2019 dated 16/12/2019.	23535 dated 02/03/2020
9	As per the order from Deputy Superintendent of Land Record measured said plot & issued drawing having अ.ता.वि.शे.मो.र.नं. 289/2019/2020 new 7/12 extract opened.	23865 dated 29/09/2020
10	'The Owner' applied to concern authority for sanctioning building plan, Chief Officer, Baramati Municipal Corporation, Baramati sanctioned building plan by office letter/ Commencement Certificate No. CAPBC/B/2022/APL/01313 dated 03/06/2022.	

Since there is no any change so far in the title of 'The Owner' till date.

Baramati

Dated: 30/08/2022



(Bakul R. Doshi)

Advocate

Adv. Bakul Ramesh Doshi.
B. Com., LL. B.
Mob. 9850001508