



Adv. Bhagwanrao N. Khartude

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Reg. No. MAH/108/1977 Dt.15.2.1977

(R.) Shakti Villa, Ashoknagar, Opp.Panchyat Samiti, Baramati, Dist.Pune 413102

Date : 16/06 /2022

FORMAT-A

(Circular No.:28/2021)

To,

Maha RERA

Housefin Bhavan, Plot No.C-21,

E-Block, Bandra-Kurla Complex,

Bandra(E) Mumbai -4000051

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to the property bearing N.A. property admeasuring 00H.-15 R i.e. 1500 Sq.Mtrs in Gat No.198/B/3/1 of village Jalochi, Tal – Baramati, Dist - Pune belonging to present owner Pragati Builders & Developers & Mr.Nitin Tukaram Sapkal

I have investigated the title of the said plot on the request of **Pragati Builders & Developers & Mr.Nitin Tukaram Sapkal** and following documents i.e.-

1) **Description of the property**

All that piece and parcel of the property bearing N.A. property admeasuring 00H.-15 R i.e.1500 Sq.Mtrs in Gat No. 198/B/3/1 of village Jalochi, Tal – Baramati, Dist - Pune, within the jurisdiction Pune, Sub-Division & Taluka Baramati and within the jurisdiction of Sub-Registrar office, Baramati & within the limits of Baramati Municipal Council.



Off : Shalimar Corner, Gala No.21/21 Near Hotel Leelas, Bhigwan Road, Baramati Dist.Pune 413102

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Which is bounded by-

East	West	South	North
Remaining land in Gat No.198/B/3	Gat No.196	18 Mtrs. wide D.P. Road & Gat No.198(part)	Gat No.198/B (part)

2) The documents of Property-

- Sale deed Sr.No.270/2022, dt.30/03/2022
- 7/12 extract or property card issued by Gaonkamgar Talathi, Jalochi dt.02/06/2022, Mutation Entry No.7913, 20654, 20655, 25833 .
- Search Report for 30 years from 1993 till 2022.
- Development Agreement, Sr.No.2408/2022, dt.30/03/2022
- Power of Attorney, Sr.No.2409/2022, dt.30/03/2022
- N.A. Order No.Vinischiti/SR/21/2022, dt.17/03/2022
- Construction permission No.CAPBC/B/2022/APL/01274, 10/05/2022
- Building Plan dt.02/06/2022

3) 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 Pragati Builders & Developers & Mr.Nitin Tukaram Sapkal are clear, marketable and without any encumbrances.





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Owners of the land

Property bearing N.A. property admeasuring 00H.-15 R i.e.1500 Sq.Mtrs in Gat No. 198/B/3/1 of village Jalochi, Tal – Baramati, Dist - Pune belonging to present owners Pragati Builders & Developers & Mr.Nitin Tukaram Sapkal.

4) The report reflecting the flow of the title of the **Pragati Builders & Developers & Mr.Nitin Tukaram Sapkal** on the said land is enclosed herewith annexure.

Encl: Annexure

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) Sale deed Sr.No.270/2022, dt.30/03/2022
- 2) 7/12 extract or property card issued by Gaonkamgar Talathi, Jalochi
dt.02/06/2022, Mutation Entry No.7913, 20654, 20655, 25833 .
- 3) Search Report for 30 years from 1993 till 2022.
- 4) Development Agreement, Sr.No.2408/2022, dt.30/03/2022
- 5) Power of Attorney, Sr.No.2409/2022, dt.30/03/2022
- 6) N.A. Order No.Vinischiti/SR/21/2022, dt.17/03/2022
- 7) Construction permission No.CAPBC/B/2022/APL/01274,
10/05/2022
- 8) Building Plan dt.02/06/2022
- 9) Search Report for 30 years from 1993 taken from Sub-Registrar, Office at
Baramati.
- 10) Any other relevant title- No.
- 11) Litigations if any- No.

Date : 16/06/2022

[Signature]
Advocate

