

AMIT VIKRAM GAIKWAD

B.A.LLB ADVOCATE

(O) Shop No. 2, Rajdevta Corner, Keshavnagar,
Chinchwad Pune 411033.

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Date: - 28.10.2021

FORMAT-A
(Circular No.: 28/2021)

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey no. 95/1/2**
Situated at **Village Kiwale** Taluka Haveli, District Pune (Hereinafter
referred as the said plot")

I have investigated the title of the said plot on the request of (Name of
owner/promoter/developer/company) and following documents i.e. :-

1) Description of the property.

All that piece and parcel of **admeasuring 00 Hectares - 77 Ares** out of
land bearing **Survey No. 95, Hissa No. 1/2** totally **admeasuring 02**
Hectares - 24 Ares situated at Village Kiwale, Taluka Haveli, District
Pune, within the registration district and Sub - District of Pune within
the limits of Pimpri Chinchwad Municipal Corporation and said plot
bounded as under :-

On or towards the East : By Property of Mr. Haribhau Katale and
others
On or towards the South : By 18 mtr. D. P. Road
On or towards the West : By Property of Mr. Subhash Katale and
others
On or towards the North : By 18 mtr. D. P. Road

2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Talathi Kiwale, mutation entry
no. 13666.

4) Search report for 30 years from 1992 till 2021.

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. (If any encumbrances please
mention in separate sheet)

Owners of the land

Mr. Bhalchandra Nanasaheb Katale, Mr. Ganesh Nanasaheb Katale, Mrs.
Pallavi Sambhaji Balghare, Mrs. Priyanka Ganesh Ranawade, Mrs. Pooja
Ulhas Ranawade, Mrs. Sneha Sanjay Kalokhe, Mr. Kuldeep Ganesh
Katale, Mr. Ramesh Nanasaheb Katale, Mrs. Surekha Ramesh Katale,
Ms. Komal Ramesh Katale, Smt. Shobha Chintaman Katale, Mr. Tushar
Chintaman Katale, Mrs. Urmila Tushar Katale, Mr. Vishal Chintaman
Katale, Mrs. Bharti Vishal Katale, Mr. Vikas Chintaman Katale, Mrs.
Lankabai Vasantrao Chinchawade, Mrs. Rakhmabai alias Rukhmini
Vitthal Kad and Mrs. Kuntabai Jaiwant Balghare with the consent of Mr.
Haribhau Rambhau Katale, Mr. Moraya alias Moreshwar Rambhau
Katale and Mr. Prakash Rambhau Katale and with the consent of **M/s.**
Prabhas Realty partnership firm though partners **Mr. Yogesh**
Dnyaneshwar Chinchwade office at - Shaligram House, Behind Rajpath
Club, S.G.Highvey, Bodakdev, Ahmadabad 380059.



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(4) Qualifying comments/remarks if any :- No

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.

CHINCHWAD, PUNE

DATE: 28.10.2021


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FLOW OF THE TITLE OF THE SAID LAND.

Survey No. 95 Hissa No. 1/2

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 13666
- 3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar' office at Haveli.
- 4) Any other relevant title.
- 5) Litigations if any.

CHINCHWAD, PUNE
DATE: 28.10.2021



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ADVOCATE

