

AMIT V. DEVKAR
ADVOCATE

Address: 157, Shoppers Orbit, C-Wing, Alandi Road, Near Smart Bazaar,
Vishrantwadi, Pune - 411015.

Phone No. 9881077381

Email ID: amitdevkar3@gmail.com

Format-A
(Circular No: - 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan
Plot No. C -21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Sub:- Title clearance Certificate with respect to a portion of land area admeasuring is **0 Hec. 36 Ares** i.e. 3,600 sq. mtrs. out of Survey No. 247/1/1/2, situated at Village- Lohagaon, Tal. -Haveli, District -Pune situated within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-registrar, Haveli, Pune (hereinafter referred to as the "said Land")

I have investigated the title of the subject Land at the request of **Belmont Realty Through its partner (1) Mrs. Monika Swapnil Kshirsagar, (2) Mr. Ajitkumar Ramchandra Mahadik, (3) Mrs. Manish Ajithkumar Ramchandar, & (4) Uttam Nivrutti Dimble**, Office at: at 201, A-Wing, Dream Max Building, Porwal Road, Near Aagtay Hotel, Jakat Naka Dhanori Pune 411 015. and following documents i.e.: -

Description of the property.

Description of the Land: land admeasuring about 0 hectares. 36 Ares i.e. 3,600 Sq. Mtrs. out of Survey No. 247/1/1/2, situated at Village- Lohagaon, Tal. -Haveli, District Pune situated within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-registrar, Haveli, Pune and the said Plot which is bounded as follows.

On or towards East	:	Internal Common 20ft road, to North Side main Road.
On or towards West	:	By Land of Mr. Vishwas Khandve & others
On or towards North	:	By remaining land of Harbanslal Wadhawa & others
On or towards South	:	By S.No. 247/1/2 (Part)

The documents of allotment of Property.

Copy of Sale Deed dt. 21/09/2023 executed by Mr. Harbanslal Tulsiram Wadhwa and others in favour of Belmont Realty Though Partner Mr. Ajithkumar Ramchandra Mahadik in respect of the said property registered with the Sub-Registrar Haveli no. 16, Pune at sr. no. 19080/2023.



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- 1. 7/12 Extracts of Survey No. Survey No. 247, Hissa No. 1/1/2 (Part).**
- 2. Search Report for 30 Years from Year 1931 till 2024 taken from Sub-Registrar Office(s) at Haveli, Mutation Entry Nos. 3493, 3790, 4109, 4369, 4561, 9311, 12505, 20320, 23782, 25444, 25583, 43141, 49013, 55602 and 55979.**

2/- Online Index II search from 1995 to till 07/02/2024 (both inclusive), of the documents registered in the offices of the Sub-Registrar of Assurances at Pune, on the official website <http://www.igrmahastra.com> and the detailed Search Notes are annexed hereto at "Annexure". On perusal of the documents as mentioned above, search and all other relevant documents relating to the title of the said subject Land, I am of the opinion that the said subject Land is clear, marketable, and without any encumbrances and As per the Sale Deed dt. 21/09/2023 registered with the Sub-Registrar Haveli no. 16, Pune at sr. no. 19080/2023, Belmont Realty Though Partner Mr. Ajithkumar Ramchandra Mahadik, is the owner of the said Land and has a right to develop the said subject Land and to sell shops/flats/offices/ basements etc. to any tentative purchaser/s to enter into agreement/s and to receive amount/s to that.

Ownership of the land

1. Belmont Realty Though Partner Mr. Ajithkumar Ramchandra Mahadik- **Survey No. 247, Hissa No. 1/1/2 (Part).**
- 4) Qualifying comments/remarks if any-**Nil**
3. The report reflecting the **flow of the title of the owners** on the said land is enclosed herewith as an annexure.

Encl: Annexure.

Date: 24/03/2024



Amit V Devkar

Adv. Amit Vijay Devkar
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Near Big Bazaar, Alandi Road,
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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 entries 3493, 3790, 4109, 4369, 4561, 9311, 12505, 20320, 23782, 25444, 25583, 43141, 49013, 55602 and 55979.
3. Search Report for 30 Years from Year 1931 till 2024 taken from Sub-Registrar Office(s) at Haveli.
4. Any of the relevant titles: - NIL
5. Litigation (if any): - NIL

Place: - Pune

Date: - 04/03/2024



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