



FORMAT – A

(Circular No.:- 28/2021)

To  
MahaRERA

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Survey No. 276, Hissa No. 1/1, situated at village Lohagaon, Tal- Haveli, Dist- Pune

I have investigated the title of the said plot on the request of MS. Shree Buildcon Through its Partners Mr. Santosh Nivrutti Moze and others following documents i.e.:-

- 1) Description of Properties:- 00 Hector 43.75 R of Survey No. 276, Hissa No. 1/1.
- 2) List of Document Provided:- Development Agreement which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune vide Sr. No. **437/2014** on 15/01/2014.
- 3) Search report for 30 years from 1993 (30 years) till date

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 Late Subhash Babaurao Khandve (Deceased) through his legal heirs Smt. Sharda Subhash Khandve and other, Late Maruti Babaurao Khandve (Deceased) through his legal heirs Smt. Mangal Maruti Khandve and other and Mr. Mahadev Babaurao Khandve is clear, marketable and without any encumbrances.

Owners of the land

(1) Late Subhash Babaurao Khandve (Deceased) through his legal heirs Smt. Sharda Subhash Khandve and other, Late Maruti Babaurao Khandve (Deceased) through his legal heirs Smt. Mangal Maruti Khandve and other and Mr. Mahadev Babaurao Khandve of Survey No. 276, Hissa No. 1/1, land admeasuring area about 00 Hector 43.75 R.

(3) Qualifying comments/remarks if any .....

3/- The report reflecting the flow of the title of the Late Subhash Babaurao Khandve (Deceased) through his legal heirs Smt. Sharda Subhash Khandve and other, Late Maruti Babaurao Khandve (Deceased) through his legal heirs Smt. Mangal Maruti Khandve and other and Mr. Mahadev Babaurao Khandve on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 01/09/2023

Advocate



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**Prasad V Nikam**  
B.Com, LL.M. (UK)  
Advocate

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**FLOW OF THE TITLE OF THE SAID LAND.**

Survey No. 276, Hissa No. 1/1, situated at village Lohagaon, Tal- Haveli, Dist-  
Pune

- 1) 7/12 extract.
- 2) Mutation Entry
- 3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar  
office.
- 4) Any other relevant title. - No.
- 5) Litigations if any. - No litigation.

Date: 01/09/2023

Advocate

(Prasad V Nikam)



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