

# Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411044.  
Email. [sklegalsolution@gmail.com](mailto:sklegalsolution@gmail.com), Ph: 02027653399, Cell No. 9822063789.

## Format-A (Circular No. 28/2021)

To,

**MahaRERA.**  
**BKC Housefin Bhavan,**  
**Plot No. C-21, near RBI, E Block,**  
**Bandra Kurla Complex, Bandra (E)**  
**Mumbai 400051.**

### LEGAL TITLE REPORT

**Sub- Title clearance certificate with respect to area admeasuring 00 Hectors 33.5 Ares out of Land admeasuring 01 Hectors 39 Ares bearing Gat No. 63 situated at Village DUDULGAON, Taluka HAVELI District PUNE within the jurisdiction of Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation. (herein after referred as said Plot)**

I have investigated the tile of said plot on the request of owner and developer M/s. Shankeshwar Vithuchandra Developers LLP and following documents;

**1) Description of property- All that piece and parcel of area admeasuring 00 Hectors 33.5 Ares out of Land admeasuring 01 Hectors 39 Ares bearing Gat No. 63 situated at Village DUDULGAON, Taluka HAVELI District PUNE within the jurisdiction of Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation same is bounded as follows;**

On or towards the East : 18 Mtrs D.P. Road.  
On or towards the South : 18 Mtrs D.P. Road.  
On or towards the West : Remaining part out of Gat No. 63 owned by Dattatray Ramchandra Talekar and others.  
On or towards the North : Remaining part out of same Gat number assigned for development to M/s. Shree Shankeshwar Highrisers Pvt. Ltd. for project namely 'Shankeshwar Crystal'.

**2) The Title documents in respect of the property as follows;**

**(i) 7/12 extract.**

**(ii) Development Agreement registered in the office of Sub-Registrar Haveli No. 5 Sr. No. 20053/2023 dt. 18/09/2023.**

**(iii) Irrevocable Power of Attorney registered in the office of Sub-Registrar Haveli No. 5 Sr. No. 20054/2023 dt. 18/09/2023.**

**3) And other related documents.**

**4) Search Report 1994-2023.**

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



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Owners of the Land,

- i) Baban Vitthal Talekar.
- ii) Sanjay Vitthal Talekar
- iii) Subhash Vitthal Talekar
- iv) Shilpa Tukaram Talekar
- v) Abhijeet Tukaram Talekar.

5) The Report reflecting the flow of the Title of the Landowner to the said Land is enclosed herewith as annexure.

Pune,

Dt. 09/11/2023.



*Sumed*  
Adv. Shrikant Keshav Kadam.

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Format-A  
(Circular No. 28/2021)  
FLOW OF TITLE TO THE SAID LAND

Sr. No.

- |    |   |   |   |
|----|---|---|---|
| 1. | 7/12 Extract/PR Card as on the date of Application for Registration.              | - | Gat No. 63.<br>Owners,<br>Baban Vitthal Talekar.<br>Sanjay Vitthal Talekar<br>Subhash Vitthal Talekar<br>Shilpa Tukaram Talekar<br>Abhijeet Tukaram Talekar |
| 2. | Mutation Entry  | - | As per Search Title Report  |
| 3. | Search Report for 30 years from taken - from Sub-Registrar office at Haveli Pune. | - | 1994 to 2023  |
| 4. | Any other Relevant Title.   | - | NA  |
| 5. | Litigation if any.  | - | NO  |

Pune.

Date; 09/11/2023



*Shrikant*  
Adv. Shrikant Keshav Kadam