

*Vikas N. Shelke*

**ADVOCATE**

**B.A. LLB.**

Office- Flat No. 5, 1<sup>st</sup> Floor, Siddhi Arcade, S. No. 57, Near Arun Baug, Manaji Nagar, Narhe, Pune-411046. Mob.7620322595

**FORMAT A**

**(Circular No. 28/2021)**

**To,**

**MahaRERA**

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**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to S. No. 57/3 situated at Wadgaon Bk, Tal. Haveli, Dist. Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Velentina 7 Buildcon LLP Partnership Firm** Office Address - S. No. 34 near Cosmos Bank Ambegaon Bk. Pune – 411046 and following documents i.e. :-

- 1) Description of the Property :- property bearing S. No. 57/3 admeasuring about **00 H 40 Are** from and out of total land admeasuring about **00 H. 84 Are** of village Wadgaon Bk, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of the Sub-Registrars Haveli, Pune.
- 2) The documents of the property- Sale Deed dt. 09.02.2023 registered in the office of Jt. Sub-Registrar, Haveli No. 09 Pune at Sr. No. 2374/2023 by and between M/s. Velentina 7 Buildcon LLP Partnership Firm and Mrunal Mukesh alias Vishwas Tamboli & Shri. Pratik Mukesh alias Vishwas Tamboli along with its Index II and Registration Receipt.
- 3) The documents of allotment of plot.

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- 4) 7/12 extract issued by Talathi officer mutation entry no. 639, 3035, 4350, 4777, 4839, 5474, 9045, 9417, 10837, 11354, 11466.
- 5) Search report for 30 years from 1993 till 2023.

2/- On perusal of the 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 developer) is clear, marketable and without any encumbrances.

Owners of the land.

- 1) M/s. Velentina 7 Buildcon LLP Partnership Firm Through Partner –  
A) Mr. Sopan Gahinaji Lanke, B) Mr. Bipin Vivekanand Takawale.

- 2) Qualifying comments/remarks if any.....

3/- The report reflecting the flow of the title of the owner (developer) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 24.04.2023

  
**Adv. Vikas Nandu Shelke**  
B. A. L.L.B. (Advocate)  
Sr. No. 57, Flat No. 5, 1<sup>st</sup> Floor,  
Siddhi Arcade, Manaji Nagar,  
Narhe, Pune - 411041

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**FORMAT A**

**(Circular No. 28/2021)**

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

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 639, 3035, 4350, 4777, 4839, 5474, 9045, 9417, 10837, 11354, 11466.
- 3) Search report for 30 years from 1993 till 2023 taken from Sub-registrar offices at Haveli no. 1 to 27.
- 4) Any other relevant title – No.
- 5) Litigation if any – No.

Date : 24.04.2023

*Shelke*

**Adv. Vikas Nandu Shelke**  
**B. A. L.L.B. (Advocate)**  
**Sr. No. 57, Flat No. 5, 1<sup>st</sup> Floor,**  
**Siddhi Arcade, Manaji Nagar,**  
**Narhe, Pune - 411041**