

# AMIT V. DEVKAR

## ADVOCATE

**Office:** 157, Shoppers Orbit, C-Wing  
Alandi Road, near Smart Bazaar,  
Vishrantwadi, Pune - 411015.  
**Mob. 9881077381**

**Resi.:** Flat No. 303, J.J. Complex,  
Alandi Road, Vishrantwadi,  
Pune - 411015.  
**E-mail- amitdevkar3@gmail.com**

**Date:** 05/02/2025

**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 **S. No. 246/2A/1(P) + 246/2B/1(P), 239(P)** area adm **3506.85 Sq. Mtrs.** situated at **Village Lohgaon, Taluka Haveli, District Pune** (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/S BELMONT REALTY, A PARTNERSHIP FIRM** and following documents i.e.:

- 1) Description of the Land  
All that piece and parcel of the property bearing **S. No. 246/2A/1(P) + 246/2B/1(P), 239(P)** area adm **3506.85 Sq. Mtrs.** situated at **Village Lohgaon, Taluka Haveli, District Pune.**
- 2) The documents of allotment of plot.
  - i. Photocopy of 7/12 Extracts
  - ii. Photocopy of 6-D Mutation Entries
  - iii. Photocopy of Final Layout Approval Letter
  - iv. Photocopy of Layout
  - v. Photocopy of **Sale Deed** document no. **10627-2024**, dated **12/06/2024**.
- 3) 7/12 extract or property card issued by **Talathi, Haveli**, Mutation entry no. **4447, 4561, 7055, 9345, 10901, 10911, 11020, 11022, 11023, 11047, 11211, 11215, 11216, 11217, 11218, 11219, 11220, 11221, 11222, 11237, 11238,**



11239, 11240, 11241, 11248, 11249, 11280, 11281, 11492, 11493, 11501, 11631, 11632, 11633, 11634, 11635, 11640, 12506, 13798, 13800, 13918, 13923, 14090, 14091, 14092, 14257, 14549, 14703, 14704, 14973, 14974, 15048, 15083, 15171, 15630, 15730, 16120, 17342, 17520, 17575, 17764, 18293, 18366, 19152, 19314, 21115, 21444, 21445, 21446, 22358, 24912, 24913, 25127, 25777, 26710, 27443, 23658, 25596, 25597, 25739, 49292 & 56896.

4) Search report for 30 years from 1996 till 05/02/2025.

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 **M/S BELMONT REALTY, A PARTNERSHIP FIRM** is clear, marketable and without any encumbrances.

**Owners of the land**

1. M/S BELMONT REALTY

Through its partners

- 1) Ajitkumar Ramchandra Mahadik
- 2) Monika Swapnil Kshirsagar
- 3) Manisha Ajit Mahadik
- 4) Uttam Nivrutti Dimble

2. Qualifying comments/remarks if any – NA

3/- The report reflecting the flow of the title of the **M/S BELMONT REALTY, A PARTNERSHIP FIRM** on the said land is enclosed herewith as annexure.

**Encl:** Annexure

**Date:** 05/02/2025



*Amit V Devkar*  
Advocate

**Adv. Amit Vijay Devkar**  
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### FORMAT – A

(Circular No.: -28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract or property card issued **Talathi, Haveli.**
- 2) Mutation entry no. **4447, 4561, 7055, 9345, 10901, 10911, 11020,11022, 11023,11047, 11211, 11215, 11216, 11217, 11218, 11219, 11220, 11221, 11222, 11237, 11238, 11239, 11240, 11241, 11248, 11249, 11280, 11281, 11492, 11493, 11501, 11631,11632, 11633, 11634, 11635, 11640, 12506, 13798, 13800, 13918, 13923, 14090, 14091, 14092, 14257, 14549, 14703, 14704, 14973, 14974, 15048, 15083, 15171, 15630, 15730, 16120, 17342, 17520, 17575, 17764, 18293, 18366, 19152, 19314, 21115, 21444, 21445, 21446, 22358, 24912, 24913, 25127, 25777, 26710, 27443, 23658, 25596, 25597, 25739, 49292 & 56896**
- 3) Search report for **30** years from **1996** till **05/02/2025**.
- 4) Any other relevant title. - **Nil**
- 5) Litigations if any. - **Nil**

**Date:** 05/02/2025



*Amit V Devkar*  
Advocate

**Adv. Amit Vijay Devkar**  
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