

MR. D. S. LOKHANDE

B.com, LL.B
ADVOCATE

Off: - Plot No.32, Deoghar Society,
Near Link Road, Chinchwad,Pune-33
Mob.:- 84 2118 2118
Email- lokhandedevendra@hotmail.com

FORMAT – A
(Circular No.:- /2022)

To

Maha RERA

LEGAL TITLE REPORT

- **SUBJECT:** Title clearance certificate with respect of: All that piece and parcel of 10419 and within the local limits of the Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar, Haveli.

I have investigated the title of the said plot on the request of **M/S. A. R. REALTY**, A partnership firm, registered as per the provisions of the Indian Partnership Act, 1932, having its office at: H-101, La Vida Commercial, Pimple Saudagar, Pune- 411027. Through its partner, **Mr. Santosh Hande**, on the basis of following documents i.e. :-

1. **Description of the Property :**

All that piece and parcel of the land totally admeasuring about 00H 20R (including *potkharaba*), bearing Survey no. 138/A/7, situated at village Wakad, Taluka Mulshi, District Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar Haveli, District Pune and which is bounded as follows:

On or Towards North	:	Property of Mr. Kanhaiyalal Bhumkar
On or towards East	:	24 Mtr. Wide Road
On or towards South	:	Property of Mr. Raysoni
On or towards West	:	Internal Road

2. The documents of allotment of plot.
3. 7/12 extract issued by Talathi Wakad, , mutation entry No. 10419
4. Search report for 30 years from 1994 to 2024.
5. Copy of Development Agreement dated 18/04/2024 executed between Mr. Nandu Aabaji Bhumkar and others, **M/S. A. R. REALTY**, Through its partner, **Mr. Santosh Hande**. Which is registered in the office of Haveli No.18 at Sr. No. 9074/2024. Along with Index-2 & Registration Receipt.
6. Copy of Power of Attorney, dated 18/04/2024 executed between Mr. Nandu Aabaji Bhumkar and others, **M/S. A. R. REALTY**, Through its partner, **Mr. Santosh Hande**. Which is registered in the office of Haveli No. 18 at Sr. No. 9075/2024. Along with Index-2 & Registration Receipt.

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 following owner is clear, marketable and without any encumbrances.

Owners of the land :

Mr. Nandu Aabaji Bhumkar

(4) Qualifying comments/remarks if any : No

3/- The report reflecting the flow of the title of the owner viz., Mr. Nandu Aabaji Bhumkar on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 01/10/20224

Pune



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FLOW OF THE TITLE OF THE SAID LAND

Land bearing **Survey no. 138/A/7**, area admeasuring about **00H 20R** (including *potkharaba*), situated at village **Wakad**, Taluka Mulshi, District Pune

- 1) 7/ 12 Extract as on date of application for registration.
- 2) Mutation Entry No. 10419
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar Haveli
- 4) Any other relevant title
- 5) Litigations if any : No

Date: 01/10/2024

Pune

