

**MR. NILESH BHIKAJI KAMTHE**  
(B.COM., LLB., ADVOCATE & NOTARY GOVT.OF INDIA)

---

OFFICE NO 142,FIRST FLOOR, A-WING, JAI GANESH SAMRAJYA, SPIN ROAD, ABOVE  
COSMOS BANK, BHOSARI, PUNE – 411039 ([advnileshkamthe@gmail.com](mailto:advnileshkamthe@gmail.com))

MOBILE NO:- 9922562901 (ROLL NO /MAH/2859/2007, DATE 17/07/2007)

---

FORMAT — A  
(Circular No.: -28/2021)

To  
Maha RERA,

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to **Gut No 329, 330, 331** area adm **2900.00** Sq Mtrs out of **Gut No 329, 330, 331** situated at village **Moshi, Tal & Dist. Pune** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s. Prarambh Builders, a Partnership Firm** and following documents i.e.: -

**1) Description of the property**

All that piece and parcel of the property bearing **Gut No 329, 330, 331** area adm **2900.00** Sq Mtrs out of **Gut No 329, 330, 331** situated at village **Moshi, Tal & Dist. Pune** and bounded as follows:

**On or Towards East:** 6-Meter-Wide Fire Driveway

**On or Towards West:** 6-Meter-Wide Fire Driveway

**On or Towards North:** Existing 18-Meter-Wide DP Road

**On or Towards South:** 09 Meter Colony Road

**2) The documents of allotment of plot.**

- i. Commencement Certificates
- ii. Sale Deed
- iii. Sanad
- iv. 7/12
- v. NA Tax Receipt
- vi. NA Order
- vii. Final Layout Order

3) 7/12 extract or property card issued by **Talathi, Pune**, Mutation entry no. **2321, 5257, 4040, 5362, 13408, 3857, 12338, 12884, 11822, 5110, 5111, 1776**

4) Search report for 30 years from **1993 to 2023**.

**MR. NILESH BHIKAJI KAMTHE**  
(B.COM., LLB., ADVOCATE & NOTARY GOVT.OF INDIA)

---

OFFICE NO 142,FIRST FLOOR, A-WING, JAI GANESH SAMRAJYA, SPIN ROAD, ABOVE COSMOS BANK, BHOSARI, PUNE – 411039 ([advnileshkamthe@gmail.com](mailto:advnileshkamthe@gmail.com))

MOBILE NO:- 9922562901 (ROLL NO /MAH/2859/2007, DATE 17/07/2007)

---

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. Prarambh Buildcon** is clear, marketable and without any encumbrances.

**Owners of the land**

- 1) **Pratap Dasharath Jambhulkar**, - Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.
- 2) **Sanjay Vitthal Jambhulkar** - Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.
- 3) **Ashok Dasharath Jambhulkar**- Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.
- 4) **Rajesh Dasharath Jambhulkar**- Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.
- 5) **Ganesh Ramchandra Jambhulkar** - Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.
- 6) **Anand Loankar Constructions**- Gut No 329, 330, 331, Kudale Vasti, Near Arena City Sport Club, Near Y Junction of Chaudhary Dhaba, Moshi, Pune Maharashtra 412105.

4) Qualifying comments/remarks if any – NA

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

Encl: Annexure.



  
26/05/2023  
NILESH BHIKAJI KAMTHE  
ADVOCATE

**MR. NILESH BHIKAJI KAMTHE**  
(B.COM., LLB., ADVOCATE & NOTARY GOVT.OF INDIA)

---

OFFICE NO 142,FIRST FLOOR, A-WING, JAI GANESH SAMRAJYA, SPIN ROAD, ABOVE  
COSMOS BANK, BHOSARI, PUNE – 411039 ([advnileshkamthe@gmail.com](mailto:advnileshkamthe@gmail.com))

MOBILE NO:- 9922562901 (ROLL NO /MAH/2859/2007, DATE 17/07/2007)

---

FORMAT – A

(Circular No.: -28/2021)

FLOW OF THE TITLE OF THE SAID LAND

**Sr. No.**

1. 7/12 extract or property card issued by **Talathi, Pune**
2. Mutation Entry No. **2321, 5257, 4040, 5362, 13408, 3857, 12338, 12884, 11822, 5110, 5111, 1776.**
3. Search report for 30 years from **1993 to 2023.**
4. Any other relevant title. - **Nil**
5. Litigations if any. - **Nil**

Date: 26/05/2023

Bhosari, Pune-411039



  
26/05/2023  
NILESH BHIKAJI KAMTHE  
ADVOCATE