



**Off. Add:** Shop No. 2, Ground Floor, Badrichampa Apartment, 132 A, Nana Peth, Pune - 411002.

**FORMAT – A**

To,  
MahaRERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing Survey No. 41/14A admeasuring 01H 26R alongwith Potkharaba 00H 02R totally admeasuring 01H 28R having assessment of 07 Rs 89 Paise situated at Village Mundhwa, Taluka Haveli, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of THE EXCELLAA AND SANJAY RAMCHANDRA KODRE and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Local Talathi Office Pune dated 13/11/2015, mutation entry no. 13388.
- 4) Search report for 30 years from 1991 till 2021.

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 The Excellaa is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) Sanjay Ramchandra Kodre, S. No. 41/14A
- (2) Poonam Sanjay Kodre, S. No. 41/14A
- (3) Parag Sanjay Kodre, S. No. 41/14A
- (4) Vishwar Sanjay Kodre, S. No. 41/14A
- (5) Qualifying comments/remarks if any:- No

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Pune  
Date: 03/08/2021

**Advocate  
SHEETAL KEDARNATH CHARKHA  
(BHATTAD)**



**SHEETAL K. CHARKHA** (Bhattad)

**B.A.L.L.B  
ADVOCATE**



Tel. : 020 - 26333099

Mob. : 9765807761 / 7385803584

email: sbhattad5@gmail.com

---

**Off. Add:** Shop No. 2, Ground Floor, Badrichampa Apartment, 132 A, Nana Peth, Pune - 411002.

---

**FORMAT - A**

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

1. 7/12 Extract /P.R. Card as on date of application for registration
2. Mutation Entry No. 970, 1265, 1391, 1699, 1807, 2179, 2483, 2761, 3083, 3247, 3554, 3701, 3935, 3979, 3810, 7978, 11294, 13380, 13388.
3. Search Report for 30 years from 1991 to 2021 taken from Sub Registrar Office Haveli No. 11, Pune.
4. Any other relevant Title – No
5. Litigation if Any – Not Applicable

**Date 14/07/2021**

  
Advocate

