

# AMIT VIKRAM GAIKWAD

B.A.LL.B ADVOCATE

(O) Shop No. 2, Rajdevta Corner, Keshavnagar,  
Chinchwad Pune 411033.

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Date: - 03.03.2022

FORMAT - A  
(Circular No.:- 28/2021)

To  
MAHA RERA

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 250 admeasuring 01 Hector 20 Aare out of 02 Hector 80 Aare situated at Village, Gahunje Taluka Maval District Pune (Hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :-

### 1) Description of the property.

All that piece and parcel of **admeasuring 01 Hectares - 20 Ares** out of land bearing **Gat No. 250**, totally **admeasuring 02 Hectares - 80 Ares** situated at Village, Gahunje Taluka Maval District Pune, within local limits of Gram Panchayat Gahunje and the Taluka and Sub-Registration District Maval, District and Registration District Pune. and said plot bounded as under :-

On or towards the East : Lodha Belmondo Society  
On or towards the South : Lodha Belmondo Society  
On or towards the West : Balance area of Gat No 250  
On or towards the North : 18 m Road

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

3) 7/12 extract or property card issued by Talathi Kiwale, mutation entry no. 2718.

### 4) Search report for 30 years from 1992 till 2021.

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/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)



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Owners of the land

1) Smt. Namarda Baburao Bodke, 2) Mr. Tanaji Baburao Bodke, 3) Mr. Ashok Baburao Bodke, 4) Mr. Gorakh Baburao Bodke, and 5) Mr. Machindra Baburao Bodke, and with the consent of **M/s. SHALIGRAM REALTY LLP** partnership firm through partners **Mr. Yogesh Dnyaneshwar Chinchwade** office at - Shaligram House, Behind Rajpath Club, S.G.Highvey, Bodakdev, Ahmadabad 380059.

(4) Qualifying comments/remarks if any :- No

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.

CHINCHWAD, PUNE  
DATE: 03.03.2022

  
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## **FLOW OF THE TITLE OF THE SAID LAND.**

Gat No. 250

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2718
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar' office at Haveli.
- 4) Any other relevant title.
- 5) Litigations if any.

CHINCHWAD, PUNE  
DATE: 03.03.2022

  
AMIT VIKRAM GAIKWAD  
ADVOCATE

