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Advocate  
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R/at : Flat No. 25, 7<sup>th</sup> Floor,  
Reshma Residency, Vanaj  
Kothrud, Pune – 411 038

File No.

25<sup>th</sup> September 2021

To,  
MahaRERA PUNE,

### **LEGAL TITLE REPORT**

**SUBJECT** : Title clearance certificate with respect to Plot bearing Survey No 5/83, admeasuring about 20.7 Ares, and Plot bearing Survey No 5/92, admeasuring about 15.3 Ares along with structure thereon situated at Pashan, Pune PIN 411021 (hereinafter referred as the said 'Plot')

1. I have investigated the title of the said plot on the request of M/s RAMRAI INFRA and following documents: -

(a) **Description** of the property: PLOT BEARING SURVEY NO 5/83, ADMEASURING ABOUT 20.7 ARES, AND PLOT BEARING SURVEY NO 5/92, ADMEASURING ABOUT 15.3 ARES ALONG WITH STRUCTURE THEREON SITUATED AT PASHAN, PUNE PIN 411021

(b) 7/12 extracts from the year 1932 to 2020 in respect of S.No. 5/83 and 5/92.

(c) Mutation Entries No 1529,1708,1919,638,1680,2328 and 6240.

(d) Sale Deed dated 12/09/1964 in favour of Mr Ganesh Shridhar Vaidya in respect of S.No 5/83.

(e) Sale Deed dated 10/04/1978 in favour of Me Arun Giridhar More in respect of S.No 5/83 and 5/92.

(f) Sale Deed dated 4/12/2014 in favour of Mrs Kamal Nimhan and others.

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

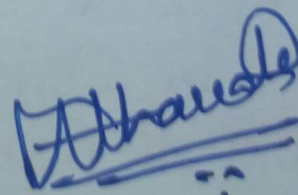
(a) Owners of the Land: M/s RAMRAI INFRA

(b) Qualifying comments/remarks if any : In my opinion the said lands are free from any encumbrances and mortgages and M/s RAMRAI INFRA have right to construct and sell tenements thereon.

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 as above

Date: 25/09/2021



**Adv. Madhavi Athavale**

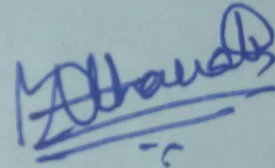
Adv. Madhavi G. Athavale  
25, Reshma Residency,  
Vanaz, Kothrud, Pune-411038  
Mob.: 9881415544

**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 **1529,1708,1919,638,1680,2328,6240.**
3. Search report for 30 years from **1/1/1980 to 09/09/2020** taken from Sub-Registrar HAVELI No 1 office on 09/09/2020.
4. Any other relevant title.
5. Litigations if any **NIL**

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Date: 25/09/2021



**Adv. Madhavi Athavale**

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