



Dated-27/12/2023

FORMAT -A
(Circular 28/2021 dated- 08/03/2021)

To

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex, Bandra (E),
Mumbai 400051.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to **Plot No.40** admeasuring an area **502 sq. mtrs.** out of the sanctioned layout of **Survey No.589B** situated, lying and being at revenue **village-Bibvewadi, Taluka-Pune City, Pune-411037** within the limits of **Pune Municipal Corporation** and also within the limits of **Sub-Registrar Haveli, Pune**. Hereinafter for sake of brevity collectively referred to as "**the said property**".

I have investigated title to the property mentioned hereinabove as per the request of **M/S. RANAWAT REALTORS**, through its designated partner-**Mr. Vishal Vilas Jain**, having its office at- Shop No. 15, Wing B, CTS No. 6616, Plot No. 491, Center Point, Mitramandal Chowk, Pune-411009 and following documents i.e.

1] DESCRIPTION OF THE PROPERTY :-

ALL THAT piece and parcel of land bearing **Plot No.40** admeasuring an area **502 sq. mtrs.** out of the sanctioned layout of **Survey No. 589B** situated, lying and being at revenue **village-Bibvewadi, Taluka-Pune City, Pune-411037** within the limits of **Pune Municipal Corporation** and also within the limits of **Sub-Registrar Haveli, Pune** and bounded as under –

ON OR TOWARDS :-

East	-	Adj Plot Part 589B
South	-	Adj Plot Part 589B
West	-	Adj Plot Part 589B
North	-	9 M Wide Road

[Hereinafter referred and called as "**the said property**"]

2] THE DOCUMENTS GIVEN FOR PERUSAL :-

i] Photo copy of the **Sale Deed**, dated-**25/08/1980** executed by and between **Mr. Dhanraj Lachmandas Sethi** and **Mr. Vijaykumar Devichand Nibjiya**.

..2/-

- ii] Photo copy of the **Agreement for Sale**, dated- 18/05/2023 executed by and between **Mr. Vijaykumar Devichand Nibjiya and M/s. Ranawat Realtors**.
- iii] Relevant 7/12 extracts and Mutation Entries.
- iv] **Commencement Certificate No.CC/2337/23, dated-19/12/2023**
- 3] Property card issued by **Tahasildar, Pune City dated 19/12/2023, Mutation Entry No. 3439**
- 4] **SEARCH REPORT FOR 30 YEARS FROM 1994 TILL 2023**

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 following Owner/Developers is clear, marketable and without any encumbrances. Further by **Agreement for Sale**, dated- 18/05/2023 **M/s. Ranawat Realtors** has got the authority to develop the said property.

Owner of the land:

Survey No.	Area (in sq. mtr.)	Landowner Name	Developer Name
Survey No.589B, Plot No.40	502 Sq.Mtr.	Mr. Vijaykumar Devichand Nibjiya	Ranawat Realtors

The report reflecting the flow of the title of the **Mr. Vijaykumar Devichand Nibjiya and Ranawat Realtors**, through its designated partner **Mr. Vishal Vilas Jain** on the said land is enclosed herewith as **Annexure**.

Encl: Annexure A
Date-27/12/2023

MRS. SUNITA ARVIND KADAM
[ADVOCATE]

..3/-

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibvewadi-Kondhwa Road,
Bibvewadi, Pune-411037.



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FLOW OF THE TITLE OF THE SAID LAND.

1) P.R. Card as on date of application for registration

I have furnished with certified P.R. Card in respect of the said land.
On perusal thereof, I note as under-

P.R Issued Date	Survey No.	Area (In Sq. Mtr.)	Landowner Name
19/12/2023	Survey No.589B, Plot No.40	502 Sq.Mtr.	Mr.Vijaykumar Devichand Nibjiya

2) Mutation Entry No.

Sr. No.	Survey No.	Mutation Entries
1	Survey No.589B, Plot No.40	3439

3) Search report for 30 years from Taken from Sub-Registrar' office
at Haveli No.1 to 27

4) Any other relevant title- No

5) Litigations if any- No

Date-27/12/2023


MRS. SUNITA ARVIND KADAM
[ADVOCATE]

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
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