



'Sai Niketan Society, Shahunagar, Chinchwad, Tal-Haveli, Dist Pune 411019.

Date- 13/08/2021

To

Real Estate Regulatory Authority of Maharashtra (MahaRERA)

Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai-400051

Tel: 02268111600

Email: helpdesk@mahaonline.gov.in

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to A) land area admeasuring about 00H 1.5R out of Gat No. 96 totally admeasuring area 00 H 03 R, Access at 00 Rupees 09 Paise; B) land area admeasuring about 20762.5 sq. mtrs. of Gat No. 97 totally admeasuring area 02H 18R Plus Pot Kharaba 00H 22R total admeasuring 02H 40R, Access at 10 Rupees 37 Paise, out of this both Gat Nos. 96 & 97, Layout Plot No. B area admeasuring about 18950.19 sq. mtrs. situated at Village Chikhali, Tal:- Haveli, Dist:- Pune (hereinafter referred as the "said property").

I have investigated the title of the Plot No. B area admeasuring about 18950.19 sq. mtrs. out of Gat No. 96 & 97 situated at Village Chikhali, Tal:- Haveli, Dist:- Pune on the request of **M/s. Rama Spaces** A Single Joint Venture, having **PAN: AABAR1767P** and having office at 'Rama Equator', Rama Corporate



House, 10th Floor, Near City International School, Morwadi, Pimpri – Pune, 411 018 who has provided me with certain documents including the following documents mentioned hereunder:

1) Description of the property.

All that piece & parcel of land bearing Gat No. 96 area totally admeasuring **area 00 Hectares 03 Ares** out of that area admeasuring (8 Anne share of land) about **00 Hectors 01.5 Ares i.e. 150 Sq. Mtrs.**, AND Gat No. 97 admeasuring area **02 Hectors 18 Ares plus Pot Kharaba admeasuring 00 Hectors 22 Ares** totally admeasuring **02 Hectors 40 Ares i.e. 24150 Sq. Mtrs.**, out of this Lay out Plot No. B area admeasuring about **18950.19 sq. mtrs.** of Village Chikhali, Taluka: Haveli, District: Pune and situated within the limits of Pimpri-Chinchwad Municipal Corporation and said land is bounded as under:-

On or towards East	:-	Proposed 24 Mtr wide Road
On or towards West	:-	Part of Gat No. 97
On or towards South	:-	Part of Gat No. 97
On or towards North	:-	Part of Gat No. 97

2) The documents of allotment of land.

Mr. Ram Udharam Panjabi and Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi has obtained ownership rights as per Sale Deed dated 18/09/2002, which is duly registered in the office of



Sub Registrar Haveli No. 18, at serial No. 3282/2002 for the said property from the owners Mr. Ganpat Shankar Barke and others.

M/s. Rama Spaces acquired rights to develop the said property from above owners **Mr. Ram Udharam Panjabi and Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi** by Single Joint Venture dated 30/03/2011 which is duly noted at serial no. 49/2011 and Deed For Reconstitution dated 10/01/2019 is noted at Serial No. 19/2019.

- 3) Copy of 7 /12 extract of Gat No. 96 & 97, Village Chikhali dated 09/02/2019 issued by Maharashtra Bhumi Abhilekh a land record website of the State of Maharashtra showing name of owner Mr. Ram Udharam Panjabi and Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi.
- 4) Search Report for 30 years from 1992 till 13/08/2021 by me.

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. Rama Spaces** through its constituents **Mr. Ram Udharam Panjabi, Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi**) is clear, marketable and without any encumbrances.

Owners of the said Property:

- A. Owner, **Mr. Ram Udharam Panjabi, Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi** for Land at Plot No. B area admeasuring about 18950.19 sq. mtrs. Out of Gat No. 96 & 97.



B. Qualifying comments/remarks if any: **M/s. Rama Spaces** acquired rights to develop the said property from above owners **Mr. Ram Udharam Panjabi and Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi** by Single Joint Venture dated 30/03/2011 which is duly noted at serial no. 49/2011 and Deed For Reconstitution dated 10/01/2019 is noted at Serial No. 19/2019.

C. The Report reflecting the flow of the title of the **(M/s. Rama Spaces** through its constituents **Mr. Ram Udharam Panjabi, Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi)** on the said land is enclosed herewith as annexure.

Enclosure

Annexure-Flow of Title

Pune

Date: 13/08/2021



SUVEGA MHETRE

ADVOCATE

Disclaimer:

- a. This legal title report/title clearance certificate along with its Annexure is issued as per Format-A as prescribed in the MAHARERA Circular No. 28/2021 only for the use of MAHArera.

- b. It is disclosed that, this legal title report/title clearance certificate along with its Annexure only gives the brief picture to comply with MAHA rera regulations in online registration of the project on the said property.

- c. A separate full and complete Search dated 13/08/2021 issued by me for the said property, which may be referred to for more details.



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'Sai Niketan Society, Shahunagar, Chinchwad, Tal-Haveli, Dist Pune 411019.

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7 /12 extract of Gat No. 96 & 97, Village Chikhali area admeasuring about 18950.19 sq. mtrs. As on date of application for registration.

2) Mutation Entries:

- a) Mutation Entry No. 1765, shows Mr. Dnyanoba Abaji Barke died on 26/12/1984 leaving behind his legal heirs namely Mr. Sainath Dnyanoba Barke and Mrs. Sushila Sainath Barke.
- b) Mutation Entry No. 13624, shows Mr. Sainath Dnyanoba Barke died on 24/04/2002 leaving behind his legal heirs namely Smt. Sushila Sainath Barke (widow), Mr. Navnath Sainath Barke (son), Miss. Manisha Sainath Barke (daughter).
- c) Mutation Entry No. 13501, shows that Mr. Ganpat Shankar Barke and others sold the aforesaid land i.e. Gat No. 96 & 97 to Mr. Ram Udharam Panjabi, Mr. Sunder Udharam Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi, vide Sale Deed dated 18/09/2002, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 3282/2002.
- d) Mutation Entry No. 21531, shows Mr. Sunder Udharam Panjabi died on 30/11/2007 leaving behind Smt. Kaushalya alias Kausalya Sunder



Punjabi (widow), Mr. Jitu alias Jitendra Sunder Panjabi (son), Mrs. Mehek Kamal Panjavani (daughter), Mrs. Asha alias Ashu Pradip Sunderani (daughter) and Mrs. Nisha Sunil Sunderani (daughter).

e) Mutation Entry No. 23959, shows Mr. Jitu alias Jitendra Sunder Panjabi, Mrs. Mehek Kamal Panjavani, Mrs. Asha alias Ashu Pradip Sunderani and Mrs. Nisha Sunil Sunderani relinquished their 1/4th share area admeasuring about 0.375R out of Gat No. 96 and area admeasuring about 60R out of Gat No. 97 in favour of Smt. Kaushalya alias Kausalya Sunder Panjabi, vide Release Deed dated 04/08/2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at serial No. 8180/2008.

3) Search Report for 30 years from 1992 till 13/08/2021 by me.

4) Any other relevant title: **M/s. Rama Spaces** acquired rights to develop the said property from above owners **Mr. Ram Udharam Panjabi and Mr. Jitendra Sunderdas Panjabi, Mr. Moti Udharam Panjabi and Mr. Govind Udharam Panjabi** by Single Joint Venture dated 30/03/2011 which is duly noted at serial no. 49/2011 and Deed For Reconstitution dated 10/01/2019 is noted at Serial No. 19/2019.

5) Litigation if any: NIL

PUNE

Date: 13/08/2021




SUVEGA MHETRE
ADVOCATE