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Ref.:

Date : 27/01/2025

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S. No. 10/2A/30, 31, 32, 34 & S. No. 27/14 & 25, Plot G+GA+GB, situated at Kharadi Taluka Haveli, District Pune admeasuring Total 6500 Sq. Mtrs. (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of M/S RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL and following documents i.e.:-

1. Description of the property- All that piece and parcel of the land situated at village-Kharadi, Taluka -Haveli, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrars, Haveli, (Pune), having total area admeasuring 00 H. 65 R having residential Zone, consisting of Survey numbers as under:
 - a) **S No 10/2A/30** - land Admeasuring 4631.37 Sq. Mtrs.
 - b) **S No. 10/2A/31**- land Admeasuring 517.37 Sq. Mtrs.
 - c) **S No. 10/2A/32** – land Admeasuring 25 Sq. Mtrs.
 - d) **S No 10/2A/34** – land Admeasuring 426.26 Sq. Mtrs.
 - e) **S. No. 27/14** – land Admeasuring 400 Sq. Mtrs out of total land admeasuring 700 Sq Mtrs.
 - f) **S. No. 27/25** – land Admeasuring 500 Sq. Mtrs.

Above S. No. a to f Total area admeasuring 6500 Sq. Mtrs. Situated at Kharadi, Taluka Haveli, Dist Pune, is subject of Search Report and Commonly bounded as under

East : S No. 27 Hissa no.16 & 10 (part)
West : S.No.27 (part)
North : Land belonging to Mr. Marathe out of S.No.27 (part)
South : Plot no A out of S.No.27

2. The documents of allotment of plot.
3. 7/12 extract issued by Maharashtra Land Revenue Department dated 23/08/2023 mutation entry no. 28277
4. Search report for 30 years from 1993 to 09/11/2023
5. 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 RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL is clear, marketable and without any encumbrances title of said land.
6. Owner and Developer of land M/S RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL S. No. 10/2A/30, 31, 32, 34 & S. No. 27/14 & 25, Plot G+GA+GB, situated at Kharadi Taluka Haveli, District Pune
7. 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.

ADV. PRAKASH BAFNA





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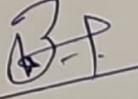
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(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) S. No. 10/2A/30, 31, 32, 34 i.e. Plot G, & S. No. 27/14 & 25 total area admeasuring 6500 Sq. Mtrs. Situated at Kharadi, Taluka Haveli, Dist Pune purchased by M/S B. U. Bhandari Schemes on Dt. 05/06/2010 at Haveli 19, vide No. 5027/2010 from original owner Pathare & Family after that M/S. Ganaraj Developers through its Proprietor Mr. Harakchand Gulabchand Dhoka was purchased said area from M/S B. U Bhandari Schemes on Dt. 13/01/2022 at Haveli. 23, Vide No. 714/2022 and M/S. Ganaraj Developers was recorded on said 7/12 exccrate of said Survey Numbers by mutation entry no. 27256.
- 2) Thereafter M/S. Ganaraj Developers through its Proprietor Mr. Harakchand Gulabchand Dhoka applied for change of zone form Industrial TO Residential at Pune Muncipal Corporation under UDCPR Rule 4.8.1., hence said S. No. 27/14 & 25 added in Plot G as a Plot GA & GB on Dt. 26/10/2023 by challan No. CE/BP/22884/23 and said area zone got converted
- 3) Thereafter M/S RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL was purchased said S. No. 10/2A/30, 31, 32, 34 & S. No. 27/14 & 25, Plot G+GA+GB total area admeasuring 6500 Sq. Mtrs. Situated at Kharadi, Taluka Haveli, Dist Pune on Dt. 21/07/2023 by register Sale Deed vide No. 14687/2023 hence M/S RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL was recorded on said 7/12 extract of said Survey Numbers by mutation entry no. 28277.
- 4) Search report for 30 years from 1993-2023 taken from Sub-Registrar' office no any adverse entry found from provided record and documents hence M/S RAM INDIA LANDHOLDING Partnership Firm Through its Partner MR. VIKRAM RAM AGARWAL and MRS. ANITA VIKRAM AGARWAL have clean clear marketable title of said land or property.
- 5) Litigation if any - NIL

Date: 27.01.2025


Advocate
ADV.PRAKASH BAFNA

