

Date: 30.03.2021

To,
Real Estate Regulatory Authority of Maharashtra (MahaRERA)
Housefin Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400 051
Tel No: 022 68 111 600
Email:helpdesk@maharera.mahaonline.gov.in

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to part of Survey No.86/2, Village Ravet within the Registration District Pune, Sub-Registration District Haveli, Taluka - Haveli and within the limits of Pimpri-Chinchwad Municipal Corporation. Hereinafter, more particularly described hereunder and referred to as the 'said property'.

Upon the instructions of Adv. Sudhakar S. Kale, I have investigated the title of the said property being developed by its developer M/s. **RAMA SYNERGY SPACES**, a Partnership Firm, incorporated and registered under the Indian Partnership Act, 1932 with the Registrar of Firms, Pune and having Firm Identity No. PN 000002406 dated 15/06/2017 and as per Section 139A of Income Tax Act, 1961 read with Rule 114B of Income Tax Rules, 1962 having Permanent Account No. AAOFR2596J having registered office at Swiss County, Tapkir Chowk, Thergaon, Pune 411 033 and administrative Office at Rama Equator, Rama Corporate House, 10th Floor, Near City International School, Morwadi, Pimpri - Pune 411018 and who has provided me with certain documents including the following documents mentioned hereunder.

1. Description of said property

All that piece and parcel of property/contiguous plot of land area admeasuring **02 Hectare 55.7807 Ares i.e. 25578.07 sq. mtrs.** out of area admeasuring 02 Hectare 89 Ares out of Survey No.86/2 admeasuring 03 Hectare 29 Ares along with all type of buildable potential, situated at **Village Ravet** within the Registration District Pune, Sub-Registration District Haveli, **Taluka - Haveli** and within the limits of Pimpri-Chinchwad Municipal Corporation and which area admeasuring 02 Hectare 55.7807 Ares i.e. 25578.07 sq.mtrs. is sub-divided into 2 parts as under :

Part-1 area admeasuring 01 Hectare 00.20 Ares i.e. 10020.00 sqm.trsr. out of admeasuring 02 Hectare 55.7807 Ares i.e. 25578.07 sq. mtrs. out of area admeasuring 02 Hectare 89 Ares out of Survey No.86/2 admeasuring 03 Hectare 29 Ares Village Ravet within the Registration District Pune, Sub-Registration District Haveli, Taluka - Haveli and within the limits of Pimpri-Chinchwad Municipal Corporation and which area admeasuring 01 Hectare 00.20 Ares i.e. 10020.00 sq. mtrs. and which is bounded as follows :-

On or towards East	: By Part of Survey No.86/1+3
On or towards South	: By remaining part of Survey No.86/2 (the property which is more particularly described in Part -1B hereunder written)
On or towards West	: By remaining part of Survey No.86/2 (the property which is more particularly described in Part -1B



hereunder written)
On or towards North : By 18 mtrs. Wide D. P. Road out of Survey No.86/2

Part-2 area admeasuring 01 Hectare 55.5807 Ares i.e. 15558.07 sqm.trsr. out of admeasuring 02 Hectare 55.7807 Ares i.e. 25578.07 sq.mtrs. out of area admeasuring 02 Hectare 89 Ares out of Survey No.86/2 admeasuring 03 Hectare 29 Ares Village Ravet within the Registration District Pune, Sub-Registration District Haveli, Taluka - Haveli and within the limits of Pimpri-Chinchwad Municipal Corporation and which area admeasuring 01 Hectare 55.5807 Ares i.e. 15558.07 sqm.trsr. and which is bounded as follows :-

On or towards East : By Part of Survey No.86/1+3 & remaining part of Survey No.86/2
On or towards South : By remaining Part of Survey No.86/2, Survey No. 87 & Road
On or towards West : By part of Survey No.85
On or towards North : By 18 mtrs. Wide D. P. Road out of Survey No.86/2.

2. Documents of allotment of said property:

M/s Rama Synergy Spaces, through partner Mr. Jitendra Sunderdas Panjabi has obtained development rights along with ultimate transfer of land with building as per Development Agreement dated 13/08/2019 registered in the office of Sub-Registrar Haveli No. 18 at serial No. 12650 on 13/08/2019 for the said property from the owner M/s Firm Foundation Realtors partnership firm through partners Mr. Anil Pharande and Mr. Moti Panjabi.

In pursuance of aforesaid development agreement, to complete the transaction in all respect the owner M/s Firm Foundation Realtors partnership firm also by executing Power of Attorney dated 13/08/2019 registered in the office of Sub-Registrar Haveli No.18 in Book No.4 at serial No.12651 on 13/08/2019, has authorised M/s Rama Synergy Spaces to act through any partner to do all acts and things as stated therein relating to the subject property of the aforesaid Development Agreement.

- 7/12 extract of Survey No. 86/2, Village Ravet dated 26/03/2021 issued by Maharashtra Bhumi Abhilekh a land record website of the State of Maharashtra showing name of owner M/s Firm Foundation Realtors vide Mutation Entry Nos.6500, 6501 and 6502.
- Search Report for 30 years from year 1990 till 27/09/2019 by Advocate Naresh M. Wayal and Search report for additional period of 3 years from 2019 till 27/03/2021 by me.

On perusal of the above mentioned documents and all other relevant documents to title of the said property, I am of the opinion that the title of following owner/developer/promoters to the said property is clear, marketable and without any encumbrances.

Owner of the said property:

- Owner, M/s Firm Foundation Realtors partnership firm for part of Survey No.86/2 Village Ravet.



- B. Qualifying comments/remarks if any:** M/s Firm Foundation Realtors being owner of the said property executed in favour of M/S. Rama Synergy Spaces, a Development Agreement dated 13/08/2019 which is registered in the office of Sub-Registrar Haveli No. 18 at serial No. 12650 on 13/08/2019. In light of aforesaid development agreement, **M/s. RAMA SYNERGY SPACES, a Partnership Firm, is developer of the said property.**

The Report reflecting the follow of the title of the developer M/s. RAMA SYNERGY SPACES, a Partnership Firm, to the said property is enclosed herewith as Annexure.

Enclosure:

Annexure - Flow of Title

PUNE

DATE: 30.03.2021


ADV. ATUL CHADRAKANT PHATAK



Disclaimer:

- 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.
- It is disclosed that, this legal title report/title clearance certificate along with its Annexure only gives the brief picture to comply with MAHARera regulations in online registration of the project on the said property.
- A separate full and complete Search Title Report dated 02/10/2019 of total 48 pages is issued by Adv. Sudhakar Kale & Associates, Advocates & Solicitors for the said property, which may be referred to for more details.

ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

1. 7/12 extract of Survey No.86/2, Village Ravet total area admeasuring 03 H 29 Ares as on date of application for registration

2. **Mutation Entries:**

- 2.1 Mutation Entry No.6500, Village Ravet, certified on 18/02/2009, shows that M/s Firm Foundation Realtors partnership firm through partners Anil Pharande and Moti Panjabi as Purchaser has purchased 02 H 35.30 Ares out of S.No.78 and **01 H 25.22 Ares out of S.No.86/2, Village Ravet** by Sale Deed dated 12/06/2008 from 1) Jayant Damodar Sole, 2) Janardhan Eknath Bodke (through constituted attorney Noorudin A. Somji and Saddrudin H. Somji), 3) Hemant Narottam Chavan (through constituted attorney Sohail H. Somji), 4) Sohail Hussain Somji, 5) Hussain Nurmohammad Somji, 6) Anis Ramzanali Somji, 7) Saddrudin Hussain Somji as Vendors (through constituted attorney Parvez Gous Khan and Arif Ibrahim Shaikh), registered in the office of Sub-Registrar Haveli No.17 at Serial No.4573/2008 on 12/06/2008. Accordingly, the name of the Vendors is deleted and name of the Purchaser is added as owner and possessor for the purchased area.

- 2.2 Mutation Entry No.6501, Village Ravet, certified on 02/05/2009, shows that M/s Firm Foundation Realtors partnership firm through partners Anil Pharande and Moti Panjabi as Purchaser has purchased area admeasuring 00 H 18.10 Ares out of S.No.78 and **00 H 09.920 Ares out of S.No.86/2, Village Ravet** from Sunita Krushnarao Shewale and Mangala Rajram More, (through power of attorney holder developer M/s Firm Foundation Realtors partnership firm through partners Anil Pharande and Moti Panjabi) by Sale Deed dated 12/08/2008 registered in the office of Sub-Registrar Haveli No.17 at Serial No.8668/2008 on 20/08/2008. Accordingly, the name of the Vendors is deleted and name of the Purchaser is added as owner and possessor for the purchased area.

- 2.3 Mutation Entry No. 6502, Village Ravet, certified on 18/02/2009, shows that M/s Firm Foundation Realtors partnership firm through partners Anil Pharande and Moti Panjabi as Purchaser has purchased area admeasuring 02 H 89.60 Ares out of S.No.78, Village Ravet from 1) Mr. Ramesh Sitaram Bhondave and Vendors No.1 to 9 their share of 01 Hectare 89 Ares 2) Mr. Sharad Shankar Bhondave and Vendors No.10 to 13 their share of 00 Hectare 54.30 Ares 3) Mr. Sanjay Shankar Bhondave and Vendors No.13 to 16 their share of 00 Hectare 54.30 Ares and has also purchased area admeasuring **01 H 53.860 Ares out of S.No.86/2, Village Ravet** from 1) Mr. Ramesh Sitaram Bhondave and Vendors No.1 to 9 their share of 00 Hectare 96.30 Ares 2) Mr. Sharad Shankar Bhondave and Vendors No.10 to 13 their share of 00 Hectare 28.765 Ares 3) Mr. Sanjay Shankar Bhondave and



Vendors No.13 to 16 their share of 00 Hectare 28.765 Ares, by Sale Deed dated 06/05/2008 corrected by Correction Deed dated 20/08/2008.

Therefore, M/s Firm Foundation Realtors is owner of total area admeasuring **02 H 89 Ares i.e 28900 sq.mtrs out of Survey No.86/2, Village Ravet** (of which the said property is a part) as per sale transactions stated in above Paragraph Nos.2.1, 2.2 and 2.3.

2.4 Mutation Entry No.7140 Village Ravet, certified on 15/07/2010 shows that Pimpri Chinchawad Municipal Corporation through its Deputy Director of Town Planning, Abasaheb Krushnaji Dhavale has acquired possession from M/s Firm Foundation Realtors partnership firm through partners Anil Pharande and Moti Panjabi, of area admeasuring 4728.75 sq.mtrs out of Survey No.78 and 2421 sq.mtrs out of Survey No.86/2, Village Ravet, total area admeasuring 7149.75 sq.mtrs for the purpose of road widening by Possession Receipt Agreement dated 05/04/2010 registered in the office of Sub-Registrar Haveli No.17 at 4064/2010. Mutation Entry has been recorded on the basis of intimation from Pimpri Chinchwad Municipal Corporation by Letter dated 12/04/2010 having No.NRV/KV1A/98/2010 alongwith copy of the aforesaid registered document.

Therefore, name of M/s Firm Foundation Realtors appears as possessor of total area admeasuring 02 H 64.79 Ares i.e 26479 sq.mtrs out of Survey No.86/2, Village Ravet (of which the said property is a part) on its present 7/12 extract, however it has right to use permissible FSI against transferred area under road widening to the PCMC.

3. Search Report for 30 years from year 1990 till 27/09/2019 by Advocate Naresh M. Wayal and Search report for additional period of 3 years from 2019 till 27/03/2021 by me, both conducted search online and physically from Sub-Registrar Offices at Haveli.
4. Any other relevant title: **M/s. RAMA SYNERGY SPACES**, a Partnership Firm, is developer of the said property in light of Development Agreement dated 13/08/2019 which is registered in the office of Sub-Registrar Haveli No. 18 at serial No. 12650 on 13/08/2019 executed by M/s Firm Foundation Realtors being owner of the said property.
5. Litigations if any: NIL

PUNE

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ADV. ATUL CHADRAKANT PHATAK