

ANTARA S. SALUNKE
ADVOCATE

FORMAT – A
(Circular No.:- 28 (2021))

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no., CTS /C.S. No.678/18+19/1A, having Corresponding CTS No.992/11, as per property card & Old CTS No. 865, as per demarcation, Village- Munjeri / Pune City / Bibvewadi, Taluka – Pune City, District - Pune-411037..... (hereinafter referred as the “said plot”).

I have investigated the title of the said plot on the request of M/S RAM INDIA PROPERTIES, THROUGH ITS PROPRIETOR, SHRI RACHIT RAHUL AGARWAL

and following documents i.e. :

- 1) Description of the property:-
 - a) Survey.No.678/18+19, Corresponding CTS No.992/11, as per property card & Old CTS No. 865, as per demarcation, area admeasuring 4661.02 Sq.Mtrs. from and out of the total area 10055.30 Sq.Mtrs .
 - 2) The documents of allotment of plot.
 - 3) 7/12 extract or property card issued by Nagar Bhumapan Adhikari Kr.2, Pune dated.30/07/2022, mutation entry 3047.
 - 4) Search report for 30 years from year of 1993 till Dt. 30/03/2023
- 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 M/S RAM INDIA PROPERTIES, THROUGH ITS PROPRIETOR, SHRI.RACHIT RAHUL AGARWAL is clear, marketable and without any encumbrances.

5) Owners of the land M/S RAM INDIA PROPERTIES, THROUGH ITS PROPRIETOR, SHRI.RACHIT RAHUL AGARWAL, CTS /C.S. No.678/18+19/1A, having Corresponding CTS No.992/11, as per property card & Old CTS No. 865, as per demarcation, Village- Munjeri / Pune City / Bibvewadi, Taluka – Pune City, District - Pune-411037.

6) The report reflecting the flow of the title of the land M/S RAM INDIA PROPERTIES, THROUGH ITS PROPRIETOR, SHRI.RACHIT RAHUL AGARWAL on the said land is enclosed herewith as annexure.

Encl : Annexure.

(ANTARA.S. SALUNKE),
ADVOCATE,



Date: 30/03/2023

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(Circular No. : 28/2021)

FLOW OF THE TITLE OF THE SAID LAND .

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration .
- 2) Mutation Entry No: 3047
- 3) Search Report for 30 years Taken from 'Sub-Registrar' office at
- 4) Any other relevant title.
- 5) Litigations if any.

Date : 30/03/2023,

(ANTARA.S.SALUNKE),
ADVOCATE,

