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**Court:**

Chamber No. 24,  
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Shivajinagar, Pune - 411 005

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## FORMAT - A

(Circular No.: 28/2021)

September 15, 2021

To

Maha RERA  
Mumbai,

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property bearing

(i) City Survey No.218/4 admeasuring 22373.93 sq.mt.  
(bearing Plot No.4 ) (ii) City Survey No.218/34  
admeasuring 3434.40 sq.mt. (bearing Open Space No.4)  
out of sanctioned revised layout of Survey  
Nos.227/A/227/1to17) of village Lohgaon City of Pune,  
(hereinafter referred as the "said Plots")

I have investigated the title of the said Plots on the request of Vishal Sumerchand Agarwal and Rajesh Satyanarayan Mittal, both are designated partners of VIMAN NAGAR SHUBH VENTURES LLP (LLPIN: AAU7781) a limited liability partnership incorporated and registered under the Limited Liabilities Partnership Act 2008, having its registered office at Mittal House, M-2/13-14, Nisarg Co-op. Hsg. Soc. Ltd., Yerawada, Pune 411006 and following documents i.e.:-

## 1) Description of the property.

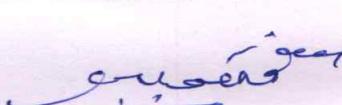
All that piece and parcel of Plot bearing (1) City Survey No.218/4 admeasuring 22373.93 sq.mt. (bearing Plot No.4 out of sanctioned revised layout of Survey Nos.227/A/227/1to17) and (2) City Survey No.218/34 admeasuring 3434.40 sq.mt. (bearing Open Space No.4 out of sanctioned revised layout of Survey Nos.227/A/227/1to17) (hereinafter collectively referred to as the "said Plots")

*engaged*

- 2) The documents of PLOTS.
  - a) Property Card.
  - b) Sale Deed dated 28.12.2020, Haveli No.21, Serial No.14270/2020
- 3) Property Card issued by City Survey Officer No 2, Pune.
- 4) Search report of Advocate Madansinha Kakade for 1992 to 2021.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plots I am of the opinion that the title of VIMAN NAGAR SHUBH VENTURES LLP is clear, marketable, without any encumbrances.
- 6) Owner of the Plots  
VIMAN NAGAR SHUBH VENTURES LLP is the Owner and Developer of the said Plots.
- 7) Qualifying comments/remarks if any  
VIMAN NAGAR SHUBH VENTURES LLP is the owner and Developer of the said Plots.

The Title Report dated 27.08.2021 is reflecting the flow of the title of the VIMAN NAGAR SHUBH VENTURES LLP of the said Plots.

Date: 15.09.2021

  
Kiran Kothadiya

Advocate