

Adv. Vijay Pawar

M.Com., L.L.B., GDC & A

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Flat No.2, Bldg. No.1, Chaitranagari Co-Op. Housing Society Ltd. S.No.47/4, Kothrud, Pune-29

To,

Maha Rera

Sub.: Title clearance certificate with respect to Sr. No. 165/2/1B/1, 165/2/1C, 165/2/1D, 165/1A, 165/1B, 165/2/1E, 165/1E, 165/1D, 165/1C, 165/1F, situated at Phursungi Taluka Haveli District Pune (hereinafter referred as the said "Plot")

I have investigated the title of the said plot on the request of Ram India Shelters and following documents :

1) Description of Property:

Search & Title Opinion in respect to property situated at Phursungi, Taluka Haveli, District Pune, which is more particularly described in the Schedule written herein under & hereinafter called as "The Said Property"

PROPERTY

AREA

NAME OF THE OWNER

[A] S.No.(140)165 H.No.2/1B/1 103 R out of 156R Sadashiv Kalu Harpale 40R



Subhash Sadashiv Harpale 40R
 Shivaji Subhash Harpale 40R
 Sushila Sadashiv Harpale 36R

[B]
 S.No.(140)165 H.No.2/1C 71 R

Vasant Yashwant Harpale
 Ram Yashwant Harpale

[C]
 S.No.(140)165 H.No.2/1D 71 R

Nandkumar Dattatray Harpale 7R
 Tanaji Dattatray Harpale 47R
 Shekhar,Swati (Minor)]
 Anjana Gulab Harpale] 17R

[D]
 S.No.(140)165 H.No.1A 48 R out of 87R (1)Babasaheb Kalu Harpale 87R
 S.No.(140)165 H.No.1B 102 R out of 128R (1)Sharda Navnath Harpale }
 (2)Sharad Navnath Harpale } 104R
 (3)Amrapali N. Harpale }
 (4)Priyanka N. Harpale }
 (5)Babasaheb Kalu Harpale 24R

[E]
 S.No.(140)165 H. No.2/1E 36 R out of 60R Jaywant Bali Harpale 36R
 (2)Balasaheb Harpale (1)Prashant V.Munde } 6R
 (1)Shantaram Kaluram Kavde } 6R
 (2)Karuna S.Kavde } 12R
 Mandakini V.Munde

[F]
 S.No.(140)165 H.No.1E 33R out of 70R Jayant Bali Harpale 70R

[G]
 S.No.(140)165 H.No.1D 52R out of 70R Dattatray Bali Harpale 70R

[H]
 S.No.(140)165 H.No.1C 70R Vasant Yashwant Harpale }
 S.No.(140)165 H.No.1F 5R Ram Yashwant Harpale } 70R
 Vasant Yashwant Harpale }
 Ram Yashwant Harpale }
 Dattatray Bali Harpale } 5R



Total land 5 Hectar 91 R i.e. 59100 Sq.Mtrs. out of 8 Hectors 43 R bounded as under

On or towards the East : Vada/Khutwad property
On or towards the South : Mandir/Khutwad property
On or towards the West : Panse property
On or towards the North : Phursungi Road & remaining property

2) Documents of allotment of plot :

Sale Deed on 30.03.2014 (Document No.2885/2014)

3) 7/12 Extract card issue by Revenue Authority , Mutation Entry No.36930, 39842 show that the name of M/s. Ram India Shelters recorded in 7/12 extract.

On perusal of the above mentioned documents and all other relating to title of the said property I am of the opinion that the title of RAM INDIA SHELTERS , is clear and marketable and without any encumbrances.

Owner of the lands: RAM INDIA SHELTERS

(1) S.No. 165/2/1B/1, 165/2/1C, 165/2/1D, 165/1A, 165/1B, 165/2/1E, 165/1E, 165/1D, 165/1C, 165/1F situated at Phursungi, Dist. Pune

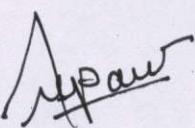
(2) Qualifying comments:

present land owner M/s. Ram India Shelters through its partners (1) Rahul Ram Agarwal & (2) Virkram Ram Agarwal mortgage the said property to State Bank of India.Pune and obtain project loan. The said Mortgage Deed which is registered in Sub-Registrar Haveli No. II bearing serial no. 5720/2019 and 7043/2020 dt 05/12/2020

Place: Pune

Dt. 01/10/2021




Vijay Pawar