

अॅड. प्रांजली तुकाराम पांढरे

पत्ता.कुरवली, ता. इंदापूर, जि. पुणे

मो.नं. ७७४१९९८९२८

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No 5 and 6, Gat No. 51 and 52/1** situated at Village **Rui**, Taluka **Baramati**, District **Pune** (hereinafter referred as the said plot), total area **1014.11 sq. mtr**

I have investigated the title of the said plot on the request of **Genbaji Developers** and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Talathi Office Baramati, mutation entry No **4966**.
- 4) Search report for 30 years from **1992** till **2022**.

2/- 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 **Genbaji Developers** is clear, marketable and without any encumbrances.

Owners of the land -

(1) **Genbaji Developers through its partners Ajit Choudhar & Rohit Choudhar**, Plot No 5 and 6, Gat No 51 and 52/1.

(2) Qualifying comments/remarks if any - **No**

3/- The report reflecting the flow of the title of the **Genbaji Developers** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 20/10/2022



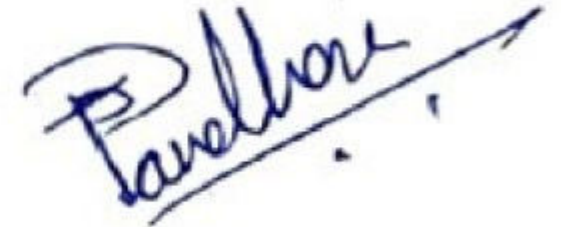
Advocate Pranjali Pandhare

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. **4966**.
3. Search report for 30 years from **1992** Taken from Sub-Registrar' office at **Baramati**.
4. Any other relevant title.
5. Litigations if any - **No**

Date: 20/10/2022



Advocate Pranjali Pandhare