

Mrs. Prachi Kulkarni-Randive
B.Com, LLB.
Advocate

- 4) Photocopy of Power of Attorney dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4160/2013 registered on 12/04/2013.
 - 5) Original copy of public notice in daily newspaper "**Prabhat**" in the edition dated 14/07/2020.
 - 6) Original copy of Search Report dated 28/09/2020.
- 4) Search report from 2005 till September 2020.
- 5) 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. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) is clear, marketable and without any encumbrances.

Owners of the land

M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) Survey Number 39 Hissa No. 1/4(A), Survey Number 39 Hissa No. 4(B), Survey Number 39 Hissa No. 4(C)

Place: Pune.

Date: 06/08/2021



Mrs. Prachi Kulkarni-Randive

Advocate

To

MahaRERA

LEGAL TITLE REPORT Sub: Title clearance certificate with respect to plot no. Survey Number 39 Hissa No. 1/4(A), Survey Number 39 Hissa No. 4(B), Survey Number 39 Hissa No. 4(C) situated at Village Dhanori, Taluka / District Pune (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) and following documents i.e.

1) Description of the property- All that piece and parcels of land admeasuring 2074 sq. mtrs. (For the sake of brevity hereinafter called and referred to as the **"said Plot"**) out of the area admeasuring 22000 Sq. mtrs. consisting of land bearing Survey Number 39 Hissa No. 1/4(A) admeasuring 8500 Sq.mt., Survey Number 39 Hissa No. 4(B) admeasuring 5700 Sq.mt., Survey Number 39 Hissa No. 4(C) admeasuring 5600 Sq.mt. and Survey Number 88 admeasuring 2100 Sq.mt. is more particularly bounded is as follows:

On or towards East : By Road.

On or towards South : By land out of S. No. 39/3.

On or towards West : By Nala.

On or towards North : By land out of S. No. 39/2.

2) The documents of allotment of plot. I have gone through the following documents

1) Photocopy of 7/12 and relevant mutation entries.

2) Photocopy of Sale Deed dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4158/2013 registered on 12/04/2013.

3) Photocopy of Development Agreement dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4159/2013 registered on 12/04/2013.

