

FORMAT — A
(Circular No.: - 'a'/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Subject- Title clearance certificate with respect to the land bearing Sr. No. 9/1,
Tathawade, totally admeasuring 00 Hectare 15.5731 Ares, Situated at
Tathawade, Taluka Mulashi, Dist- Pune (Hereinafter referred as the
'Said Land/plot'.)

I have investigated the title of the land on the request of Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partenr of Legacy Homes by referring following documents i.e.-

1) Description of the property/land:-

All that piece and parcel of the land having area admeasuring 00 Hectare, 15.5731 Ares, i.e. 1557.31 sq.mtrs., from and out of the land bearing Survey No. 9/1, totally admeasuring 03 Hectare, 09 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 19.45, lying, being and situate at revenue Village - Tathwade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East	: By land of Mr. Pawar out of Survey No. 9/2,
On or towards the South	: By Aundh-Ravet B.R.T. Road,
On or towards the West	: By 12 meter wide Road out of Survey No. 9/1,

On or towards the North : By remaining land out of Survey No. 9/1.

Hereinafter for the sake of brevity and convenience referred to as the 'said plot/land'.

2) Documents Scrutinized/ The documents of allotment of plot/land:-

3) 7/12 extract dated 10/02/2022 and mutation entry no. 7227

4) Search report for 30 years from 1992 till 2022

2/- On the perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes is clear, marketable and without any encumbrances.

a) Owner of the land is:-

Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes owner of totally area admeasuring 00 Hectare 15.5731 Ares out of land bearing Sr. No. 9/1, Tathawade, , Situated at Tathawade. Taluka Mulashi, Dist- Pune

b) Qualifying comments/remarks if any- NA

3/- The report reflecting the flow of the title of the Mr. Roshan Kishanchand Ramnani, Partner of Legacy lifespaces LLP, Partner of Legacy Homes on the said land is enclosed herewith as annexure.

Pune

Dated- 18/02/2022.



Deepali Thorat

Dipali Thorat

Advocate

Encl.- Annexure.

FORMAT – A

(Circular No.: - 2'b/2021)

FLOIY OF THE TITLE OF THE SAID PLOT/ LAND

Sr. No. 9/1, Tathwade, Taluka Mulashi, Dist- Pune.

- 1) 7/ 12 extract as on date of application for registration.
- 2) Mutation Entry details .- 7227
- 3) Search report for 30 years from the office of Sub Registrar, Haveli No. 18 (Pune) in respect of the land/plot.
- 4) Any Other relevant title- NA
- 5) Litigation if any- NA

Pune,

Dated : 18/02/2021,

Dipali Thorat
Advocate.