



KISHOR N. PATIL

B.Sc., LL.B.

Mobile : 9860254785
Off.: 020-65119008

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

Notice / Reply
Regd. A.D. / U.C.P.

FORMAT- A

To,

MahaRERA



LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of A) Gat No. 144, total area admeasuring 00 H 16 R, assessed at Rs. 01.25 Paise, B) Gat No. 146, total area admeasuring 00 H 21 R, C) Gat No. 147, total area admeasuring 00 H. 10 R, assessed at Rs. 00.81 Paise. D). Gat No. 148, total area admeasuring 00 H. 33 R, assessed at Rs. 02.56 Paise, E) Gat No. 149, area admeasuring 00 H 46 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 48 R, assessed at Rs. 03.50 Paise, F) Gat No. 150, area admeasuring 00 H. 41 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H. 42 R, assessed at Rs. 03.19 Paise. G) Gat No. 153, total area admeasuring 00 H. 15 R, assessed at Rs. 01.19 Paise and H) Gat No. 154, total area admeasuring 01 H 27 R out of it area admeasuring 00 H 63.50 R, assessed at Rs. 04.81 Paise,, all properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli (hereinafter referred as the said plots).

I have investigated the title of the said plots on the request M/s. Silver Promoters And Developers Through its Partners Mrs. Puja Mahesh Landge and others and following documents i.e. :-

1. Description of the properties:

All that piece & parcel of properties bearing...

- A) Gat No. 144, total area admeasuring 00 H 16 R, assessed at Rs. 01.25 Paise,
- B) Gat No. 146, total area admeasuring 00 H 21 R, assessed at Rs. 01.25 Paise
- C) Gat No. 147, total area admeasuring 00 H. 10 R, assessed at Rs. 00.81 Paise,
- D) Gat No. 148, total area admeasuring 00 H. 33 R, assessed at Rs. 02.56 Paise,
- E) Gat No. 149, area admeasuring 00 H 46 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 48 R, assessed at Rs. 03.50 Paise,
- F) Gat No. 150, area admeasuring 00 H. 41 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H. 42 R, assessed at Rs. 03.19 Paise,
- G) Gat No. 153, total area admeasuring 00 H. 15 R, assessed at Rs. 01.19 Paise,
- H) Gat No. 154, total area admeasuring 01 H 27 R out of it area admeasuring 00 H 63.50 R, assessed at Rs. 04.81 Paise,

all properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli all the properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli.

2. Documents of Allotment of Plot:

- 1. Copy of 7/12 extracts.
- 2. Copy of Mutation Entries.
- 3. Copy of Development Agreements.
- 4. Copy of Sale Deed.
- 5. Copy of Power of Attorneys.
- 6. Copy of Demarcation.

7. Copy of D.P. Opinion.
3. Search report for 30 years from 1992 till 2021.
4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of Sopan Hiran Kute, Tukaram Baburao Kute, Murlidhar Bhiku Kute, Madhukar Dashrath Kute and others through their Developer and Power of Attorney Holder M/s. Silver Promoters And Developers Through its Partners Mrs. Puja Mahesh Landge and others is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

Owners of the Land

Sopan Hiran Kute

- Gat No. 146, total area admeasuring 00 H 21 R, assessed at Rs. 01.25 Paise and Gat No. 149, area admeasuring 00 H 46 R + Potkharba 00 H 02 R i.e. total area admeasuring 00 H 48 R

M/s. SILVER PROMOTERS
AND DEVELOPERS

- Gat No. 147, total area admeasuring 00 H. 10 R, assessed at Rs. 00.81 Paise.

Murlidhar Bhiku Kute
& Others.

- Gat No. 148, total area admeasuring 00 H. 33 R, assessed at Rs. 02.56 Paise. and Gat No. 153, total area admeasuring 00 H. 15 R

Tukaram Baburao Kute

- Gat No. 144, total area admeasuring 0 H. 16 R, assessed at Rs. 01.25 Paise, And Gat No. 150, area admeasuring 00 H. 41 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H. 42 R, assessed at Rs. 03.19 Paise.

Madhukar Dashrath Kute

- Gat No. 154, total area admeasuring 01 H 27 R out of it area admeasuring 00 H 63.50 R, assessed at Rs. 04.81 Paise

The report reflecting the flow of the title of Sopan Hiran Kute, Tukaram Baburao Kute, Murlidhar Bhiku Kute, Madhukar Dashrath Kute and others through their Developer and Power of Attorney Holder M/s. Silver Promoters And Developers Through its Partners Mrs. Puja Mahesh Landge and others on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 11/01/2021.



KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
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FORMAT- A
(Circular No.: 28 / 2021)



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FLOW OF TITLE OF THE SAID LAND

Subject: Title clearance certificate with respect of A) Gat No. 144, total area admeasuring 00 H 16 R, assessed at Rs. 01.25 Paise, B) Gat No. 146, total area admeasuring 00 H 21 R, C) Gat No. 147, total area admeasuring 00 H. 10 R, assessed at Rs. 00.81 Paise. D). Gat No. 148, total area admeasuring 00 H. 33 R, assessed at Rs. 02.56 Paise, E) Gat No. 149, area admeasuring 00 H 46 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 48 R, assessed at Rs. 03.50 Paise, F) Gat No. 150, area admeasuring 00 H. 41 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H. 42 R, assessed at Rs. 03.19 Paise. G) Gat No. 153, total area admeasuring 00 H. 15 R, assessed at Rs. 01.19 Paise and H) Gat No. 154, total area admeasuring 01 H 27 R out of it area admeasuring 00 H 63.50 R, assessed at Rs. 04.81 Paise, all properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli (hereinafter referred as the said plots).

I have investigated the title of the said plots on the request Sopan Hiranman Kute, Tukaram Baburao Kute, Murlidhar Bhiku Kute, Madhukar Dashrath Kute and others through their Developer and Power of Attorney Holder M/s. Silver Promoters And Developers Through its Partners Mrs. Puja Mahesh Landge and others, office Gat No. 537, Behind Tata Motors, Jadhavadi, Chikhali, Taluka Haveli, District Pune, and following documents i.e. :-

Description of the property:

All that piece & parcel of properties bearing...

- A) Gat No. 144, total area admeasuring 00 H 16 R, assessed at Rs. 01.25 Paise,
- B) Gat No. 146, total area admeasuring 00 H 21 R, assessed at Rs. 01.25 Paise
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all properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli all the properties situated at village Borhadeavdi, Tal. Haveli, Dist, Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation & within the limits of Sub-Registrar Haveli.

1. Documents of Allotment of Plots:
 1. Copy of 7/12 extracts.
 2. Copy of Mutation Entries.
 3. Copy of Development Agreements.



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- 2. Copy of Mutation Entries.
- 3. Copy of Development Agreements.

4. Copy of Sale Deed.
 5. Copy of Power of Attorneys.
 6. Copy of Demarcation.
 7. Copy of D.P. Opinion.
 2. Search report for 30 years from 1992 till 2021 Taken from Sub-Registrar office at Pune
 3. Any other relevant title.
 4. Litigations if any.
- Date: 11/01/2021.

Advocate

(Stamp)



Kishor N. Patil
KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
"JANHAVI" 1st Floor,
Near Kalewadi-Pimpri Bridge,
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