



Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,
MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Final Plot No. 127, Sector 3, area admeasuring about 290 sq. mtrs situated at Village – Dapoli (Pushpak), Taluka- Panvel, Dist.- Raigad (hereinafter referred to as “the said Plot”).

I have investigated the title of the said plot on the request of **M/S. SAVITRI BUILDERS AND DEVELOPERS** through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe and following documents i.e.: -

- 1) Description of the property
- 2) Allotment letter No. KUN-44/2015/435 Dated 03/06/2015
- 3) Agreement to Lease dated 10/05/2019
- 4) Tripartite Agreement dated 08/06/2021
- 5) Search Report from 2009 to 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title M/S. Savitri Builders and Developers through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe, as the Owners/Lessees/ Developers of the said Plot is clear, marketable and without any encumbrances.

Owners/Lessees of the said Plot:

- 1) M/S. Savitri Builders and Developers through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe: Plot No. 127, Sector 3, area admeasuring about 290 sq. mtrs situated at Village – Dapoli Node: (Pushpak), Navi Mumbai, Taluka- Panvel, Dist.- Raigad.

Developers of the said Plot:

- 1) M/S. Savitri Builders and Developers through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe: Plot No. 127, Sector 3, area admeasuring about 290 sq. mtrs situated at Village – Dapoli Node: (Pushpak), Navi Mumbai, Taluka- Panvel, Dist.- Raigad.





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The report reflecting the flow of the title of M/S. Savitri Builders and Developers through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe as the Developers on the said Plot is enclosed herewith.

Encl: Annexure.

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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Search Report from the year 2009 to 2022, bearing receipt no. 1112430398 dated 04/06/2022.
- 2) By virtue of Agreement to Lease dated 10/05/2019 duly registered with the Sub-Registrar of Assurances bearing no. PVL2-7829-2019 dated 25/06/2019, executed between Assistant Estate Officer of CIDCO, of One Part, and Mr. Anant Namdev Patil and Mr. Baliram Namdeo Patil, of the Other Part.
- 3) By virtue of Tripartite Agreement dated 08/07/2021 duly registered with the Sub-Registrar of Assurances bearing no. PVL/4/6981/2021 on 08/07/2021, executed between Assistant Estate Officer of CIDCO, of the First Part, and Mr. Anant Namdev Patil and Mr. Baliram Namdeo Patil, of Second Part, and M/S. SAVITRI BUILDERS AND DEVELOPERS through its Partners Mr. Ramesh Gulab Tupe and Mrs. Mangal Ramesh Tupe, of the Third Part.

Date: 06/06/2022



Pritu Ajey Mishra
Advocate