



KISHOR N. PATIL

B.Sc., LL.B.

Mobile : 9860254785
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ADVOCATE

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

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.
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. Survey No. 17, Hissa No. 6, total area admeasuring 01 H 15 R, assessed at Rs. 2.25 Paise, out of it area admeasuring 00 H 10 R i.e. 1000 Sq. Mtrs, assessed at Rs. 00.29 Paise, B. Survey No. 17, Hissa No. 4A, total area admeasuring 00 H 30 R, assessed at Rs. 1.50 Paise, out of it area admeasuring 00 H 03 R i.e. 300 Sq. Mtrs, assessed at Rs. 00.10 Paise, situated at revenue village Balewadi Taluka Haveli, District Pune, within the jurisdiction of Pune Municipal Corporation & within the limits of Sub-Registrar Haveli (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request: M/s. PLATINUM PROPERTIES through its Partners 1. MR. YOGESH RAGHUNATH SHITOLE and 2. MR. AKSHAY SAINATH BALWADKAR and following documents i.e. :-

1. Description of the property:

All that piece and parcel of the properties bearing

- i) Survey No. 17, Hissa No. 6, total area admeasuring 01 H 15 R, assessed at Rs. 2.25 Paise, out of it area admeasuring 00 H 10 R i.e. 1000 Sq. Mtrs, assessed at Rs. 00.29 Paise,
- ii) Survey No. 17, Hissa No. 4A, total area admeasuring 00 H 30 R, assessed at Rs. 1.50 Paise, out of it area admeasuring 00 H 03 R i.e. 300 Sq. Mtrs, assessed at Rs. 00.10 Paise,

Both properties are situated at village Balewadi, Tal. Haveli, Dist. Pune, and within the local limits of Pune Municipal Corporation & within the jurisdiction of Sub-Registrar Haveli & commonly bounded as follows .

On or Towards East : By Remaining Land of Survey No. 17/6 & Baner - Balewadi Road.
On or Towards West : By Property of Mr. Chougule.
On or Towards North : By Colony Road.
On or Towards South : By Survey No. 17/7.

2. Documents of Allotment of Plot:

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Sathekhat.
4. Copy of Power of Attorneys.
5. Copy of Sale Deeds.
6. Copy of Demarcations.

7. Copy of Commencement Certificates.
8. Copy of N.A. Order.
3. Copy of 7/12 extract issued by Talathi, Pashan, Pune & Mutation Entry Nos. 4196, 5695 5870, 6237, 1499, 2965, 5509, 6238.
4. Search report for 32 years from 1990 to 2022

2/ 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 M/s. PLATINUM PROPERTIES through its Partners 1. MR. YOGESH RAGHUNATH SHITOLE and 2. MR. AKSHAY SAINATH BALWADKAR is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

Owner of the Land

M/s. PLATINUM PROPERTIES through its Partners 1. MR. YOGESH RAGHUNATH SHITOLE MR. AKSHAY SAINATH BALWADKAR	1. Survey No. 17, Hissa No. 6, total area admeasuring 01 H 15 R, assessed at Rs. 2.25 Paise, out of it area admeasuring 00 H 10 R i.e. 1000 Sq. Mtrs, assessed at Rs. 00.29 Paise,
	Survey No. 17, Hissa No. 4A, total area admeasuring 00 H 30 R, assessed at Rs. 1.50 Paise, out of it area admeasuring 00 H 03 R i.e. 300 Sq. Mtrs, assessed at Rs. 00.10 Paise,

3/ The report reflecting the flow of the title of M/s. PLATINUM PROPERTIES through its Partners 1. MR. YOGESH RAGHUNATH SHITOLE and 2. MR. AKSHAY SAINATH BALWADKAR on the said land is enclosed herewith as annexure.
Encl: Annexure.
Date: 22/12/2022.



Kpatil
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Advocate
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(Circular No.: 28 / 2021)

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FLOW OF TITLE OF THE SAID LAND

Sr. No

1. 7 / 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry Nos. 4196, 5695, 5870, 6237, 1499, 2965, 5509, 6238.
3. Search report for 32 years from 1990 to 2022 Taken from Sub-Registrar' office at
Haveli No. 1 to 27 Pune
4. Any other relevant title. No
5. Litigations if any. No
Date: 22/12/2022.



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