

# **Adv. Shrikant Keshav Kadam.**

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411044.  
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**Format-A**  
**(Circular No. 28/2021)**

To,

**MahaRERA.**  
**BKC Housefin Bhavan,**  
**Plot No. C-21, near RBI, E Block,**  
**Bandra Kurla Complex, Bandra (E)**  
**Mumbai 400051.**

## **LEGAL TITLE REPORT**

Sub- Title clearance certificate with respect to project Land **admeasuring area 00 Hectors 15.38 Ares + Potkharaba area 00 Hectors 02.33 Ares totally admeasuring area 00 Hectors 17.71 Ares** out of Land bearing **Survey No. 65/1** admeasuring area 02 Hectors 14 Ares +Potkharaba admeasuring area 00 Hectors 07 Ares total admeasuring area 02 Hectors 14 Ares assessed to 05 R 57 P being, lying and situated at Revenue Village **RAVET**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune (herein after referred as said Plot)

I have investigated the tile of said plot on the request of M/s. Glorious Buildcon and following documents-

- 1) Description of property- All that piece and parcel of the Land **admeasuring area 00 Hectors 15.38 Ares + Potkharaba area 00 Hectors 02.33 Ares totally admeasuring area 00 Hectors 17.71 Ares** out of Land bearing **Survey No. 65/1** admeasuring area 02 Hectors 14 Ares +Potkharaba admeasuring area 00 Hectors 07 Ares total admeasuring area 02 Hectors 14 Ares assessed to 05 R 57 P being, lying and situated at Revenue Village **RAVET**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as under,  
On or towards the East : By property out of Survey No. 61.  
On or towards the South : By property out of Survey No. 65/2  
On or towards the West : By property of Mr. Yenage out of Survey No. 65/1.  
On or towards the North : By property of Mr. Ramesh Nana Dhumal out of Survey No. 65/1 and internal Road
- 2) The Sale Deed registered in favour of M/s. Glorious Buildcon in the office of Sub- Registrar Haveli No. 14 Serial No. 12647/2023 dt. 06/07/2023, M/s. Glorious Buildcon are the owners of the said project Land.
- 3) Sale Deed and other relevant documents since 1994 to 2023
- 4) Search Report 1994 till 2023.



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2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners is clear, marketable and without any encumbrances.

Owners of the Land,  
M/s. Glorious Buildcon

3) The Report reflecting the flow of the Title of M/s. Glorious Buildcon to the said Land is enclosed herewith as annexure.

Pune,  
Dt. 20/10/2023.



  
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### Format-A (Circular No. 28/2021) FLOW OF TITLE TO THE SAID LAND

Sr. No.

- |    |   |   |  |
|----|---|---|--|
| 1. | 7/12 Extract/PR Card as on the date of Application for Registration.            | - | Area 00 Hectors 17.71 Ares, Survey No. 65/1 M/s. Glorious Buildcon |
| 2. | Mutation Entry  | - | As per Search Title Report   |
| 3. | Search Report for 30 years from taken from Sub-Registrar office at Haveli Pune. | - | 1994 to 2023   |
| 4. | Any other Relevant Title.   | - | NA   |
| 5. | Litigation if any.  | - | NO   |

Pune.

Date; 20/10/2023



Adv. Shrikant Keshav Kadam