



FORMAT- A
(Circular No.: 28 / 2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect **land admeasuring about 10500 sq. mtr. out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P)**, at village Borhadewadi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune. **(hereinafter referred as the said land)**

I have investigated the title of the said land on the request of M/s Silver Galaxy and M/s. Silver Bliss and following documents:-

1. DESCRIPTION OF THE PROPERTY:

A) All that piece and parcel **the land of M/s. Silver Bliss** admeasuring about 5600 sq. mtr. i.e. 56R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) at village Borhadewadi, Taluka Haveli within the limits of Pune Municipal Corporation District Pune:

| Gat Nos. | Area in R |
|--------------|--------------------------------|
| 247/1 | 11 |
| 247/2 | 22.72 |
| 247/3 | 22.28 |
| Total | 56 R i.e. 5600 sq. mtr. |

And which land is bounded as follows:

On or towards East : By Property of 247/1 (Old Gat No. 1365)
On or towards South : By Remaining property of Gat Nos. 247/1, 247/2 & 247/3
On or towards West : By Property of 247/3 (Old Gat No. 1365) & Gat No. 246 (Old Gat No. 1364)
On or towards North : By Property of Gat No. 247/2 & 3 (Old Gat No. 1365) and
Gat No. 245 (Old Gat No. 1363) Gat No. 250 (Old Gat No. 1368)

B) All that piece and parcel **the land of M/s. Silver Galaxy** admeasuring about 4900 sq. mtr. i.e. 49R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) at village Borhadewadi, Taluka Haveli within the limits of Pune Municipal Corporation District Pune:

| Gat Nos. | Area in R |
|--------------|--------------------------------|
| 247/1 | 06 |
| 247/2 | 19.28 |
| 247/3 | 23.72 |
| Total | 49 R i.e. 4900 sq. mtr. |

And which land is bounded as follows:

On or towards East : By Property of 247/1 (Old Gat No. 1365) and the 6R area being sold to Mr. Borate is 113 feet in length and 57 feet in width
On or towards South : By 30 Mtrs. DP Road
On or towards West : By Property of Gat No. 246 (Old Gat No. 1364)
On or towards North : By Remaining Property of Gat Nos. 247/1, 247/2 & 247/3
Gat No. 1612

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Sale Deed
- 2.2 Power of Attorney
- 2.3 Commencement Certificate

3. Search Report for 30 years from 1994 till 2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s Silver Galaxy land admeasuring about 4900 sq. mtr. i.e. 49 R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) and M/s. Silver Bliss land admeasuring about 5600 sq. mtr. i.e. 56 R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) i.e said land has become absolute owner of the said land and title of the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. OWNER/PROMOTER OF THE LAND:

The said land is owned to M/s Silver Galaxy and M/s. Silver Bliss.

That the said M/s. Silver Galaxy is constructing A & B Buildings in the Silver Galaxy Phase I project and M/s. Silver Bliss is constructing C & B Buildings in the Silver Galaxy Phase II project

6. The report reflecting the flow of the title of the M/s Silver Galaxy and M/s. Silver Bliss on the said land is enclosed herewith as annexure.

Date: 31.10.2023



Mahesh Kondvilkar
MAHESH KONDVILKAR
Advocate



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1. FLOW OF TITLE OF THE SAID LAND:

Land of M/s. Silver Bliss:

Gat No. 247/1 admeasuring about 11R i.e. 1100 sq. mtrs.:

- 1.1 That the land at Gat No. 247/1 admeasuring about 89R belonged to Mr. Khandu Mahadu Borate, Mr. Raghunath Mahadu Borate & Mr. Laxman Mahadu Borate prior to year 1992.
- 1.2 That thereafter the said Mr. Raghunath Mahadu Borate with consent of Mr. Khandu Mahadu Borate & Mr. Laxman Mahadu Borate sold the land admeasuring about 11R out of Gat No. 247 to Mr. Ashok Popatlal Maniyar & Mrs. Savita Ashok Maniyar, vide Sale Deed dated 19.04.1993, which is duly registered in the office of the Sub Registrar Haveli No. 8, at serial no. 5043/1996 on 25.09.1996. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 854;
- 1.3 That thereafter the said Mr. Ashok Popatlal Maniyar died on 21.05.1998, leaving behind him Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1400;
- 1.4 That thereafter the said Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar sold the aforesaid land to Silver Bliss, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18852/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18853/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8506;
- 1.5 That in the aforesaid manner the M/s Silver Bliss became absolute owner of the aforesaid land;

Gat No. 247/2 admeasuring about 22.72R i.e 2272 sq. mtrs:

- 1.6 That thereafter the land at Gat No. 247/2 admeasuring about 42R belonged to Mr. Ashok Popatlal Maniyar prior to year 1992;
- 1.7 That thereafter the said Mr. Ashok Popatlal Maniyar died on 21.05.1998, leaving behind him Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1400;
- 1.8 That thereafter the said Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar sold the aforesaid land to Silver Bliss, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18852/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office

of the Sub Registrar Haveli No. 17, at serial no. 18853/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8506;

- 1.9 That in the aforesaid manner the M/s Silver Bliss became absolute owner of the aforesaid land;

Gat No. 247/3 admeasuring about 22.28R i.e 2228 sq. mtrs.:

- 1.10 That thereafter the land at Gat No. 247/2 admeasuring about 46R belonged to Mr. Ashok Popatlal Maniyar prior to year 1992;

- 1.11 That thereafter the said Mr. Ashok Popatlal Maniyar died on 21.05.1998, leaving behind him Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1400;

- 1.12 That thereafter the said Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar sold the aforesaid land to Silver Bliss, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18852/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18853/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8506;

- 1.13 That in the aforesaid manner the M/s. Silver Bliss became absolute owner of the aforesaid land;

Land of M/s. Silver Galaxy:

Gat No. 247/1 admeasuring about 06R i.e. 600 sq. mtrs.:

- 1.14 That thereafter the land at Gat No. 247/1 admeasuring about 89R belonged to Mr. Khandu Mahadu Borate, Mr. Raghunath Mahadu Borate & Mr. Laxman Mahadu Borate prior to year 1992;

- 1.15 That thereafter the said Mr. Raghunath Mahadu Borate sold the land at Gat No. 247/1 admeasuring about 12R to Mr. Dilip Kantilal Shah & Mrs. Pushplata Dilip Shah, vide Sale Deed dated 04.08.1997, which is duly registered in the office of the Sub Registrar Haveli No. 8, at serial no. 4826/1997. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1399. However the said Mr. Khandu Mahadu Borate & Mr. Laxman Mahadu Borate are not made party to aforesaid transaction;

- 1.16 That thereafter the said Mr. Dilip Kantilal Shah, Mrs. Pushpalata Dilip Shah, Smt. Savita Ashok Maniyar, Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar & Mrs. Sonal Shah sold the aforesaid land to Silver Galaxy, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18854/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18855/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8521;

- 1.17 That in the aforesaid manner the M/s Silver Galaxy became absolute owner of the aforesaid land;

Gat No. 247/2 admeasuring about 19.28R i.e. 1928 sq. mtrs.:

- 1.18 That thereafter the land at Gat No. 247/2 admeasuring about 42R belonged to Mr. Ashok Popatlal Maniyar prior to year 1992
- 1.19 That thereafter the said Mr. Ashok Popatlal Maniyar died on 21.05.1998, leaving behind him Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1400;
- 1.20 That thereafter the said Mr. Dilip Kantilal Shah, Mrs. Pushpalata Dilip Shah, Smt. Savita Ashok Maniyar, Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar & Mrs. Sonal Shah sold the aforesaid land to Silver Galaxy, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18854/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18855/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8521;
- 1.21 That in the aforesaid manner the M/s Silver Galaxy became absolute owner of the aforesaid land;

Gat No. 247/3 admeasuring about 23.72R i.e. 2372 sq. mtrs.:

- 1.22 That thereafter the land at Gat No. 247/2 admeasuring about 46R belonged to Mr. Ashok Popatlal Maniyar prior to year 1992;
- 1.23 That thereafter the said Mr. Ashok Popatlal Maniyar died on 21.05.1998, leaving behind him Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar, Mrs. Sonal Shah & Smt. Savita Ashok Maniyar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1400;
- 1.24 That thereafter the said Mr. Dilip Kantilal Shah, Mrs. Pushpalata Dilip Shah, Smt. Savita Ashok Maniyar, Mr. Amol Ashok Maniyar, Mr. Ashish Ashok Maniyar & Mrs. Sonal Shah sold the aforesaid land to Silver Galaxy, vide Sale Deed dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18854/2022 & Power of Attorney dated 10.11.2022, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 18855/2022. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8521;
- 1.25 That in the aforesaid manner the M/s. Silver Galaxy became absolute owner of the aforesaid land;
- 1.26 **That the said M/s. Silver Galaxy is constructing A & B Buildings in the Silver Galaxy Phase I project and M/s. Silver Bliss is constructing C & B Buildings in the Silver Galaxy Phase II project.**

2. POSSESSION:

It appears from the documentary records that M/s Silver Galaxy became s having true and legal possession of the said property is having License possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 09.10.2023 bearing no. B.P./BORHADEWADI/67/2023.

4. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Silver Galaxy land admeasuring about 4900 sq. mtr. i.e. 49 R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) and M/s. Silver Bliss land admeasuring about 5600 sq. mtr. i.e. 56 R out of Gat Nos. 247/1, 247/2 & 247/3 (Old Gat No. 1365 P) i.e. said land has become absolute owner of the said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

- 5. NOTE:** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 31.10.2023



Mahesh Kondvilkar
MAHESH KONDEVILKAR
Advocate