



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 to i) Gat No. 550, area admeasuring 00 H 31 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 33 R, assessed at Rs. 1.65 Paisa, ii) Gat No. 552, area admeasuring 00 H 17 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H 18 R, assessed at Rs. 0.84 Paisa, iii) Gat No. 577, area admeasuring 00 H 21 R assessed at Rs. 1.12 Paisa, all the properties situated at village Moshi, Taluka- Haveli, District-Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the said properties).

I have investigated the title of the said properties and following documents on the request by M/s. SILVER PROMOTERS AND DEVELOPERS Through its Partner SANTOSH SITARAM BARNE, having its office at: Office No. 8, 4th floor, Silver Central, Gat No. 537, Chikhali, Pune - 411105.

Description of the properties:

All the piece and parcel of properties bearing.....

to i) Gat No. 550, area admeasuring 00 H 31 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 33 R, assessed at Rs. 1.65 Paisa,

ii) Gat No. 552, area admeasuring 00 H 17 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H 18 R, assessed at Rs. 0.84 Paisa,

iii) Gat No. 577, area admeasuring 00 H 21 R assessed at Rs. 1.12 Paisa,

all the above properties situated at village Moshi, Taluka- Haveli, District-Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli & which are commonly bounded as under -

On or towards East	-	By Gat No. 578 and 549.
On or towards West	-	By 60 meters wide Road.
On or towards South	-	By 18 meters wide Road.
On or towards North	-	By Gat No. 555 and 577.

1. Documents of Allotment of properties:

1. Copy of 7/12 Extracts only from 1990-2024.
2. Copy of Mutation Entries.
3. Copy of Sale Deed.
4. Copy of Release Deed.
5. Copy of Development Agreement.
6. Copy of Power of Attorney.
7. Copy of Mortgage Deed
8. Copy of Demarcation Certificate.
9. Copy of D.P. Opinion.
10. Copy of Search Report issued by me on 04/07/2024.
11. Copy of Commencement certificate.

3. 7/12 extracts / Property Card issued by Talathi Office, vide Mutation Entries as follows:

i) Mutation entries of Gat No. 550: 1, 5570, 8798, 8800, 8891, 8892, 8893, 10579, 11182, 12393, 13587.

ii) Mutation entries of Gat No. 552: 1, 414, 5032, 5970, 10607.

iii) Mutation entries of Gat No. 577: 1, 2012, 7528, 8861, 10607, 11183, 13916.

4. Search report for 30 years from 1995 till 2025.

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 title of i) M/s. Silver Developers through its partner Santosh Sitaram Barne; ii) Satish Kesharchand Bora and Lilabai Gautam Lunkad; iii) Vilas Nathu Saste, Sunil Nathu Saste, Mangal Shankar Saste, Uddhav Shankar Saste, Nutan Balasaheb Hundre, Rupali Santosh Saste, Yogesh Santosh Saste, Unnati Santosh Saste; regarding their respective properties as detailed below is clear, marketable and without the encumbrances.

5. Owner of the Properties :

i) M/s. Silver Developers through its partner Santosh Sitaram Barne.	Gat No. 550 area admeasuring 00 H 31 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 33 R, assessed at Rs. 1.65 Paisa.
ii) Satish Kesharchand Bora and Lilabai Gautam Lunkad. That M/s. Silver Developers through its partners Santosh Sitaram Barne, Ganesh Vasanttrao Jadhav, Sunita Paresh Patil and Kumar Rajendra Kunte have got exclusive development rights in respect of Gat No. 552 to the extent of area admeasuring 00 H 09.24 R i.e. 924 sq.mtrs., falling under residential zone.	Gat No. 552 area admeasuring 00 H 17 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H 18 R, assessed at Rs. 0.84 Paisa.
iii) Vilas Nathu Saste, Sunil Nathu Saste, Mangal Shankar Saste, Uddhav Shankar Saste, Nutan Balasaheb Hundre, Rupali Santosh Saste, Yogesh Santosh Saste and Unnati Santosh Saste. That M/s. Silver Developers through its partner Santosh Sitaram Barne have got exclusive development rights in respect of Gat No. 577 to the extent of area admeasuring 00 H 5.25 R.	Gat No. 577 area admeasuring 00 H 21 R assessed at Rs. 1.12 Paisa.

The report reflecting the flow of the title of i) M/s. Silver Developers through its partner Santosh Sitaram Barne; ii) Satish Kesharchand Bora and Lilabai Gautam Lunkad; iii) Vilas Nathu Saste, Sunil Nathu Saste, Mangal Shankar Saste, Uddhav Shankar Saste, Nutan Balasaheb Hundre, Rupali Santosh Saste, Yogesh Santosh Saste, Unnati Santosh Saste; on their respective properties is enclosed herewith as annexure.

Encl: Annexure.
Date: 14/05/2025.



Kpatil

Advocate
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

KISHOR NARHARRAO PATIL
ADVOCATE & NOTARY
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FORMAT- A
(Circular No.: 28/ 2021)

To,

MahaRERA

FLOW OF TITLE OF THE SAID PROPERTIES

1. All the piece and parcel of properties bearing.....

to i) Gat No. 550, area admeasuring 00 H 31 R + 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 33 R, assessed at Rs. 1.65 Paisa,

ii) Gat No. 552, area admeasuring 00 H 17 R + 00 H 01 R Potkharaba i.e. total area admeasuring 00 H 18 R, assessed at Rs. 0.84 Paisa,

iii) Gat No. 577, area admeasuring 00 H 21 R assessed at Rs. 1.12 Paisa,

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On or towards West - By 60 meters wide Road.

On or towards South - By 18 meters wide Road.

On or towards North - By Gat No. 555 and 577.

2. 7/12 extracts / P.R. Card as on date of application for registration.

3. 7/12 extracts / Property Card issued by Talathi Office, vide Mutation Entries as follows:

i) Mutation entries of Gat No. 550: 1, 5570, 8798, 8800, 8891, 8892, 8893, 10579, 11182, 12393, 13587.

ii) Mutation entries of Gat No. 552: 1, 414, 5032, 5970, 10607.

iii) Mutation entries of Gat No. 577: 1, 2012, 7528, 8861, 10607, 11183, 13916.

4. Search report for 32 years from 1994 till 2025 taken from Sub-Registrar office at Haveli No. 1 to 27 Pune.

5. Any other relevant title: No.

6. Litigations if any: No.

Date: 14/05/2025.



Kpatil

Advocate
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

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