



KISHOR N. PATIL

B.Sc., LL.B.

Mobile : 9860254785
Off.: 020-65119008

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 all the piece and parcel of the property bearing Survey No. 40/11, total area admeasuring 00 H 56 R, assessed at Rs. 2.31 Paise, out of it area admeasuring 00 H 19.81 R assessed at Rs. 00.82 Paise, situated at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the said property).

I have investigated the title of the said property on the request of M/S. SHREE ANAND VENKATESHWARA BUILDERS A Registered Partnership Firm, Having its Registered O/at: Office No.2, Royal Court, S. No. 20/1, Anand Park, Thergaon, Pune -411033. Through It's Partner's 1) Mr. Pratap Shrirang Barne, 2) Mr. Kishorpopatlal Tatiya & 3) Mrs. Jyoti Balasaheb Waghmode have provided me following documents for search of the said Property, and following documents:-

1. Description of the property:

All that piece and parcel of the properties bearing Survey No. 40/11, total area admeasuring 00 H 56 R, assessed at Rs. 2.31 Paise, out of it area admeasuring 00 H 19.81 R assessed at Rs. 00.82 Paise, situated at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is bounded as under:

On or towards East : S.No.34(By Property of Kukreja Builders
On or towards West : D.P. Road & By remaining property Of Mr. Salve.
On or towards North : By Property of S. No. 40/10.
On or towards South : By Property of S. No. 62 & S. No. 41.

2. Documents of Allotment of property:

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreement No. 525/9595 and POAno. 525/9596 both dt. 02.04.2025
4. Copy of Demarcation Certificate.
5. Copy of D.P. Opinion.
6. Copy of Commencement Certificate
7. Copy of Search Report issued by Adv Gorakshnath N. Tilekar on 09/08/2023.
10. Copy of search report issued by me on 09/08/2024.

3. 7 /12 extracts / Property Card issued by Talathi Office, vide Mutation Entries No. 1048, 1096, 2547, 3430, 4413, 6337, 6733 and 6895

4. Search report for 30 years i.e. from 1995 to 2025.

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 title of Mr. Kishor Popatlal Tatiya is clear, marketable without any encumbrances.

5. Owner of the Property :

Mr. Kishor Popatlal Tatiya	Survey No. 40/11, total area admeasuring 00 H 56 R, assessed at Rs. 2.31 Paise, out of it area admeasuring 00 H 19.81 R assessed at Rs.00.82 Paise, village Tathawade, Taluka Mulshi, District Pune
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The report reflecting the flow of the title of Mr. Kishor Popatlal Tatiya on the said property is enclosed herewith as annexure.

Encl: Annexure.

Date:30/04/2025.



Kishor N. Patil
Advocate
(Stamp)

(E-mail Id: kshr.pl@gmail.com)

KISHOR NARHARRAO PATIL
ADVOCATE & NOTARY
GOVT. OF INDIA
Kalewadi, Pimpri, Pune-411 017.



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

To,
MahaRERA

FLOW OF TITLE OF THE SAID PROPERTY

1. All the piece and parcel of the property bearing Survey No. 40/11, total area admeasuring 00 H 56 R, assessed at Rs. 2.31 Paise, out of it area admeasuring 00 H 19.81 R assessed at Rs. 00.82 Paise, situated at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the said property).

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2. 7/12 extracts / P.R. Card as on date of application for registration.
3. Mutation Entries No. 1048, 1096, 2547, 3430, 4413, 6337, 6733 and 6895.
4. Search report for 30 years from 1995 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: 30/04/2025.



K. Patil
Advocate
(Stamp)

(E-mail Id: kshr.p1@gmail.com)

KISHOR NARHARRAO PATIL
ADVOCATE & NOTARY
GOVT. OF INDIA
Kalewadi, Pimpri, Pune-411 017.