



# KISHOR N. PATIL

Mobile : 9860254785  
Off.: 020-65119008

B.Sc., LL.B.

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) Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba i.e. total area admeasuring 00 H 25.83 R from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs & area admeasuring 52 Sq. Mtrs on the western side of residential plot,

ii) Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba i.e. total area admeasuring 00 H 25.83 R from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs & area admeasuring 52 Sq. Mtrs on the western side of residential plot,

total area admeasuring 3492 Sq. Mtrs along with right to use D.R. admeasuring 232 Sq. Mtrs & area admeasuring 104 Sq. Mtrs on the western side of residential plot, having corresponding CTS No. 4476, 4477, 4478, 4479, 4485 and 4486, both the properties are situated at Village Chinchwad, Tal. Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli. (hereinafter referred as the said properties).

I have investigated the title of the said properties on the request SPB INFRA Through its Partner Hiranman Nivrutti Bhujbal, Having office at :- 153/1/2/3, First floor, Zarveri Society, Pimple Saudagar, Pune - 411027, and following documents i.e. :-

### 1. Description of the property:

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

i) Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba i.e. total area admeasuring 00 H 25.83 R from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs & area admeasuring 52 Sq. Mtrs on the western side of residential plot,

ii) Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba i.e. total area admeasuring 00 H 25.83 R from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs & area admeasuring 52 Sq. Mtrs on the western side of residential plot,

total area admeasuring 3492 Sq. Mtrs along with right to use D.R. admeasuring 232 Sq. Mtrs & area admeasuring 104 Sq. Mtrs on the western side of residential plot having corresponding CTS No. 4476, 4477, 4478, 4479, 4485 and 4486, both the properties situated at Village Chinchwad, Tal. Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli & which are commonly bounded as under -

On or towards East -	By 12 metres wide D.P Road.
On or towards West -	By Green belt and Nallah.
On or towards South -	By property of Dilip Golande and others.
On or towards North -	By Golande Complex and Sukhwani Bliss Society.

### 2. Documents of Allotment of properties:

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deed.
4. Copy of Release Deed.
5. Copy of Partition Deed.
6. Copy of Gift Deed.
7. Copy of R. C. S. No. 93/1993.
8. Copy of Sp. C. S. No. 1123/2010.
9. Copy of Sp. Darkhast No. 55/2018.
10. Copy of Development Agreement dated on 11.10.2023 (reg no. 22512/2023)
11. Copy of Power of Attorney dated on 11.10.2023 (reg no 22514/2023)

## 12. Copy of Commencement Certificate.

3. 7/12 extract / Property Card issued by Talathi Office, Chinchwad vide Mutation Entries No. 571, 1050, 1054, 1295, 1736, 3399, 4337, 4708, 5075B, 7730, 12807, 13286, 13353, 13367, 13627, 14232, 14932, 15827, 16966, 17112, 17303.

4. Search report for 30 years from 1994 till 2023.

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 Rajendra alias Rajabhau Rambhau Golande, Gital Rajendra Golande, Siddhesh Rajendra Golande, Shruti Rajendra Golande, Vijay Rambhau Golande, Sujata Vijay Golande, Payal Vijay Golande, Vishwajeet Vijay Golande, Ankush Moreshwar Golande for himself and as natural guardian father of Vishesh and Palak Ankush Golande, Rupali Ankush Golande, Umesh Moreshwar Golande, Shantun Umesh Golande, Pranjal Umesh Golande, Avinash Moreshwar Golande, Shubhada Avinash Golande, Kartik Avinash Golande, Sonal Kartik Golande, Ramesh Moreshwar Golande, Maya Ramesh Golande, Mayur Ramesh Golande and Ashutosh Ramesh Golande Shubhada Avinash Golande, Vishesh Ankush Golande is Clear, Marketable and without any encumbrance sub to reservation of Mhada.

## Owner of the Properties :

i) Rajendra alias Rajabhau Rambhau Golande, Gital Rajendra Golande, Siddhesh Rajendra Golande, Shruti Rajendra Golande, Vijay Rambhau Golande, Sujata Vijay Golande, Payal Vijay Golande, Vishwajeet Vijay Golande	Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba assessed at Rs. 1.35 paise from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise,
ii) Ankush Moreshwar Golande for himself and as natural guardian father of Vishesh and Palak Ankush Golande, Rupali Ankush Golande, Umesh Moreshwar Golande, Shantun Umesh Golande, Pranjal Umesh Golande, Avinash Moreshwar Golande, Shubhada Avinash Golande, Kartik Avinash Golande, Sonal Kartik Golande, Ramesh Moreshwar Golande, Maya Ramesh Golande, Mayur Ramesh Golande and Ashutosh Ramesh Golande and	Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba assessed at Rs. 1.35 paise from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs. & area admeasuring 52 Sq. Mtrs. on the western side of residential plot
Shubhada Avinash Golande and Vishesh Ankush Golande	total area admeasuring 3492 Sq. Mtrs along with right to use D.R. admeasuring 232 Sq. Mtrs & area admeasuring 104 Sq. Mtrs on the western side of residential plot

The report reflecting the flow of the title of Rajendra alias Rajabhau Rambhau Golande, Gital Rajendra Golande, Siddhesh Rajendra Golande, Shruti Rajendra Golande, Vijay Rambhau Golande, Sujata Vijay Golande, Payal Vijay Golande, Vishwajeet Vijay Golande, Ankush Moreshwar Golande for himself and as natural guardian father of Vishesh and Palak Ankush Golande, Rupali Ankush Golande, Umesh Moreshwar Golande, Shantun Umesh Golande, Pranjal Umesh Golande, Avinash Moreshwar Golande, Shubhada Avinash Golande, Kartik Avinash Golande, Sonal Kartik Golande, Ramesh Moreshwar Golande, Maya Ramesh Golande, Mayur Ramesh Golande and Ashutosh Ramesh Golande, Shubhada Avinash Golande, Vishesh Ankush Golande is enclosed here with annexure.

Encl: Annexure.  
Date: 13/10/2023.

**KISHOR N. PATIL**  
Advocate  
Office: C/o. Adv. Rajesh Jadhav,  
"JANHAVI" 1st Floor,  
Near Kalewadi-Pimpri Bridge,  
Kalewadi, Pimpri, Pune-411017.



*K. Patil*  
Advocate  
(Stamp)

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



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FORMAT- A

(Circular No.: 28/ 2021)

To,

MahaRERA

### FLOW OF TITLE OF THE SAID PROPERTY

1. i) Survey No. 250, area admeasuring 00 H 25.08 R + 00 H 0.75 R potkharaba i.e. total area admeasuring 00 H 25.83 R from total area admeasuring 03 H 01 R + 00 H 09 R potkharaba i.e. 03 H 10 R assessed at Rs. 16.25 Paise, out of it area admeasuring 1746 along with right to use D.R. admeasuring 116 Sq. Mtrs & area admeasuring 52 Sq. Mtrs on the western side of residential plot,

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

3. Mutation Entry Nos. 571, 1050, 1054, 1295, 1736, 3399, 4337, 4708, 5075B, 7730, 12807, 13286, 13353, 13367, 13627, 14232, 14932, 15827, 16966, 17112, 17303.

4. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar' office at Haveli No. 1 to 27 Pune.

5. Any other relevant title- Title of said owners to the said property is clear, marketable and without the encumbrances subject to reservation of MHADA.

6. Litigations if any. No

Date: 13/10/2023.



*Kishor N. Patil*  
Advocate  
(Stamp)

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

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Advocate

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