



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 : "Yashada", Shanti Colony 'B', Vajraynagar,
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 a) Survey No. 101, Hissa No. 1, area admeasuring 02 H 00 R, b) Survey No. 100, Hissa No. 1/1, area admeasuring 00 H 10 R, c) Survey No. 100, Hissa No. 1/2, area admeasuring 00 H 80 R, d) Survey No. 149, Hissa No. 1A, area admeasuring 01 H 33 R, e) Survey No. 150, Hissa No. 2/1, area admeasuring 00 H 59 R, f) Survey No. 150, Hissa No. 2/2, area admeasuring 00 H 20 R, of Village Ravet, Tal. Haveli, Dist. Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Aum Developers and following documents i.e.

1. Description of the property:

All that piece & parcel of properties bearing ----

- Survey No. 101, Hissa No. 1, area admeasuring 02 H 00 R,
 - Survey No. 100, Hissa No. 1/1, area admeasuring 00 H 10 R,
 - Survey No. 100, Hissa No. 1/2, area admeasuring 00 H 80 R,
 - Survey No. 149, Hissa No. 1A, area admeasuring 01 H 33 R,
 - Survey No. 150, Hissa No. 2/1, area admeasuring 00 H 59 R,
 - Survey No. 150, Hissa No. 2/2, area admeasuring 00 H 20 R,
- of Village Ravet, Tal. Haveli, Dist. Pune.

2. Documents of Allotment of Plot:

- Copy of 7/12 extracts.
- Copy of Mutation Entries.
- Copy of Development Agreements.
- Copy of Sale Deed.
- Copy of Partition Deed.
- Copy of Power of Attorneys.
- Copy Confirmation Deed.
- Copy of Cancellation Deed.
- Copy of Agreement to sale.
- Copy of Search Report issued by Adv Rajesh Jadhav dated 07/06/2010
- Copy of Search Report issued by me dated 15/02/2014

3. Search report for 35 years from 1981 till 2014

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 the title of M/s. Aum Developers is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. The report reflecting the flow of the title of the M/s. Aum Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 15/02/2014.



KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
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RESID : "Yashada", Shanti Colony W, Vajraynagar,
Kalewadi, Pimpri, Pune 411017.

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

To,

MaharERA

FLOW OF TITLE OF THE SAID LAND

Survey No. 101, Hissa No. 1, area admeasuring 02 H 00 R, b) Survey No. 100, Hissa No. 1/1, area admeasuring 00 H 10 R, c) Survey No. 100, Hissa No. 1/2, area admeasuring 00 H 80 R, d) Survey No. 149, Hissa No. 1A, area admeasuring 01 H 33 R, e) Survey No. 150, Hissa No. 2/1, area admeasuring 00 H 59 R, f) Survey No. 150, Hissa No. 2/2, area admeasuring 00 H 20 R, of Village Ravet, Tal. Haveli, Dist. Pune. (hereinafter referred as the said plot)

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries _____
3. Search Report for 30 years from 1981 till 2014 taken from Sub Registrar office Haveli at Pune
4. Any relevant title - Nil
5. Litigations if any - M/s. Aum Developers had informed that there are no Court proceedings pending before any Court of Law in respect of the said property.

Date: 15/01/2014



K. Patil
ADVOCATE

KISHOR N. PATIL
Advocate

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