



MR. Suraj Gautam Desai

(Advocate)

Mobile:(91)-9890856359

Email:desaisuraj29@gmail.com

Permanent Address: House No.255 Near

Indus Valley Valvan Lonavala Tal: Maval

Dist: Pune Pin: 410401

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No 634B Plot no.4 situated at Chankhed Taluka Maval District Pune (hereinafter referred as the said Gat No " 634B Plot no.4 ")

I have investigated the title of the said plot on the request of (Name of "Abhilasha Developers" Partner – Aniket Sadananad Kamble and Megha Mahesh Zende) and following documents i.e. :-

- 1) Description of the property. Gat no 634 B Plot no 4
- 2) The documents of Sale deed of Plot no.4 Index 2
- 3) Index-2 bearing 2457/2020. Dated 12.06.2020, Order of Tahsildar date.19.10.2020 in SR/774/2020 and Search report for 31 years from 1990 till 2022
- 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 Abhilasha Developers" Partner – Aniket Sadananad Kamble and Megha Mahesh Zende is clear, marketable and without any encumbrances.
- 5) Qualifying comments/remarks if any .NA

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

Date: 07/07/2022

Advocate Suraj G Desai

Mr. Suraj G. Desai
(Advocate)

B.S.L., LL.B, LL.M.

Resi.: H. No. 255, Valvan,

Near Indus Valley, Lonavala - 410 403.

M.: 9890856359, Sanad No.:-MAH/2229/2015

Email :- desaisuraj29@gmail.com



MR. Suraj Gautam Desai

(Advocate)

Mobile:(91)-9890856359

Email:desaisuraj29@gmail.com

Permanent Address: House No.255 Near

Indus Valley Valvan Lonavala Tal: Maval

Dist: Pune Pin: 410401

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

SR NO.

1. Sale deed bearing Sr. no. 2457/2020. Dated 12.06.2020 register in the office of Sub- register Maval as on date of application for registration.
2. Order of Tahsildar date.19.10.2020 in SR/774/2020 in view of proceeding u/s 155 of M.L.R.C 1966
3. Mutation Entry no2806,2828, 2937 and 3154
4. Search report for 31 years from 1990 to till date taken from Sub- Registrar office Vadgaon, Lonavala and Talegaon.
5. Any other relevant title .NA
6. Litigation if any. NA

Advocate.

Date: 07/07/2022

Advocate Suraj G Desai

Mr. Suraj G. Desai
(Advocate)
B.S.L., LL.B, LL.M.
Resi.: H. No. 255, Valvan,
Near Indus Valley, Lonavala - 410 403.
M.: 9890856359, Sanad No.:MAH/2229/2015
Email :- desaisuraj29@gmail.com

Mr. Suraj G. Desai
(Advocate)
B.S.L., LL.B, LL.M.
Resi.: H. No. 255, Valvan,
Near Indus Valley, Lonavala - 410 403.
M.: 9890856359, Sanad No.:MAH/2229/2015
Email :- desaisuraj29@gmail.com