



FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,

MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot No. 02, area admeasuring about 399.90 sq. mtrs., Sector 24, lying, being and situated at Village: Taloja (Pachnand), Tal: Panvel and Dist: Raigad (hereinafter referred to as "**the said Plot**"),

I have investigated the title of the said plot on the request of M/s. Hallmark Enterprises and following documents i.e.: -

- 1) Description of the property.
- 2) Agreement to Lease dated 12/07/2021.
- 3) Possession letter dated 12/07/2021.
- 4) Search Report from 2009 to 2022.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of Mr. Mohammed Ismail Abdul Latif Patel as the lessee/Licensee and he is entitled to develop of the said Plot is clear, marketable and without any encumbrances.

Owners of the Land:

1. Mr. Mohammed Ismail Abdul Latif Patel: Plot No. 02, area admeasuring about 399.90 sq. mtrs., Sector 24, lying, being and situated at Village: Taloja (Pachnand), Tal: Panvel and Dist: Raigad.





The report reflecting the flow of the title of Mr. Mohammed Ismail Abdul Latif Patel as the lessees/Licensee of the said Plot is enclosed herewith as an annexure.

Encl: Annexure.

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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Search Report from the year 2009 to 2022 bearing receipt no. 1112458787 dated 24/06/2022.
- 2) Agreement to lease dated 12/07/2021 duly registered with the Sub-Registrar of Assurances at Panvel bearing registration serial no. PVL-2/9689/2021 on 16/07/2021 whereby Assistant Estate Officer of CIDCO of One Part transferred and assigned all the leasehold rights, title and interest with respect to the said Plot in favor of Mr. Mohammed Ismail Abdul Latif Patel of Other Part.
- 3) By virtue of Possession letter dated 12/07/2021 bearing no. स भू अ/558/तळोजा/2021, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) handed over the possession of the said Plot in favour of Mr. Mohammed Ismail Abdul Latif Patel.

Date: 23/06/2022



Pooja Ashok Thakekar

Advocate