

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S.No.542 Hissa No.1 having C.T.S. No.4645 admeasuring Hectare 00=66 Are out of total area of Hectare 00=88 Are situated at Talegaon Dabhade, Taluka Maval, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Namrata Developers through its Partner Shri. Shailesh Kantilal Shah**, and following documents i.e. –

- 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) Property card issued by City Survey Office dated 28/12/2021, 7/12 extract issued by the Land records office (online) dated 17/05/2021, mutation entry Nos.19937, 20104, 20354 and 21489.
 - 4) Search report for 30 years from 1992 till 2021.
- 2/- 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 following owner/ developer is clear, marketable and without any encumbrances.
- Namrata Developers through its Partner Shri. Shailesh Kantilal Shah** is the owner of the said plot bearing S.No.542 Hissa No.1 having C.T.S. No.4645, situated at Talegaon Dabhade, Taluka Maval, District Pune.
- 3/- The report reflecting the flow of the title of the owner/ developer **Namrata Developers through its Partner Shri. Shailesh Kantilal Shah** on the said land is enclosed herewith as annexure.

Date:31/12/2021

Manoj P. Chaudhary
(Advocate)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars
1)	Property card issued by City Survey Office, Talegaon Dabhade of CTS No. 4645 on 28/12/2021.
2)	7/12 extract as on 17/05/2021.
3)	Mutation entry nos. 19937, 20104, 20354 and 21489.
4)	Search report for 30 years from 1992 to 2021 taken from Sub-Registrar office at Vadgaon Maval.
5)	No litigations till date.

Date: 31/12/2021

Manoj P. Chaudhary

(Advocate)