



**Pritu Ajey Mishra**

(BLS.LLB)

**Advocate Bombay High Court**

FORMAT -A

[Circular No. 28/2021 dated / /2021]

To,

MahaRERA.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all that piece and parcel of the land bearing Plot No. 47, Sector 24, admeasuring about 160 Sq. Mtrs. lying, being and situated at Village: Vahal, Node: Pushpak, 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 Mrs. Trupti Sanjay Gaikwad, and following documents i.e.: -

- 1) Description of the property
- 2) Agreement to Lease dated 03/03/2020
- 3) Search Report from 2009 to 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of Mrs. Trupti Sanjay Gaikwad, as the Owner/Original Licensee /Developer/Promoter of the said Plot is clear, marketable and without any encumbrances.

**Owners of the said Plot:**

1. Mrs. Trupti Sanjay Gaikwad: All that piece and parcel of the land bearing Plot No.47, Sector24, admeasuring about 160 Sq. Mtrs., lying, being and situated at Village: Vahal, Node: Pushpak, Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of Mrs. Trupti Sanjay Gaikwad as the Owner/Original Licensee /Developer on the said Land is enclosed herewith.

Encl : Annexure.





**Pritu Ajey Mishra**

(BLS.LLB)

**Advocate Bombay High Court**

FORMAT -A

(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. 1112519495 dated 12/08/2022.
- 2) By virtue of Agreement to Lease date 03/03/2020, the City and Industrial Corporation of Maharashtra Limited (hereinafter referred to as "CIDCO") of the One Part assigned, transferred and conveyed all the leasehold rights, title and interests with respect to the said Plot in favour of Mrs. Trupti Sanjay Gaikwad of the Other Part (hereinafter referred as the "Original Licensee") and same was duly registered with the Sub-Registrar of Assurances of Panvel on 03/03/2020 under document Serial No. PVL-PVL-2/3143/2020.

Date: 13/08/2022



**Pritu Ajey Mishra**

Advocate