

S.M.SHELAR

B.Sc.LLB.Advocate

Office :8,Damodar Chambers,Kanherewadi,Near old C.B.S.Nashik-422001.

FORMAT-A**To,****MAHA RERA****LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to N.A. property bearing **Gat No.335/1/PlotNo./37/38/39/40** Area admeasuring 2052.49 Sq.mtrs out of its area **1964.72 sq.mtrs.** situated at Village **Adgaon-1** Taluka and Dist.Nashik (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of owner **Mr. Pravin Tulsidas Somaiya** and the rights given to the developers for development following documents.

1. Description of Property :

All that piece and parcel of N.A. property bearing **Gat No.335/1/PlotNo. /37/38/39/40** Area admeasuring 2052.49 Sq.mtrs out of its area **1964.72 sq.mtrs.** situated at Village **Adgaon-1** Taluka and Dist.Nashik and also within Nashik Municipal Corporation Nashik limit and bounded as per approved layout plan.

2. latest as well as old 7/12 Extracts
3. Mutation Entries sine last 30 years.
4. Copies of registered sale deed, Gift deed and other registered documents.
5. Copy of approved building plan and letter of sanction of building permit and commencement certificate.
6. Copy of registered Development Agreement registered at Sr.No.8410/2023 and General Power of Attorney registered at Sr.No.8412/2023 dated 24/07/2023 at the office of S.R.Nashik-7 between the plot owner and the developer.
7. Letter of approval layout, layout and Non agricultural permission And other necessary related revenue records and documents.

8. Digital signed 7/12 extract issued by Talathi, Adgaon ,Nashik dated 10/06/2023 and last Mutation Entry No. 10793,11395,12383,14187, 16928,16929,17397, 18604, 18942,20725,21480,21832,21884,22676,24321 and 27521.
9. Title Search report from last 30 years issued by me dated 26/07/2023
10. 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 the owner and then developers is clear, marketable and without any encumbrances.

Owner of the land of Gat No.335/1/PlotNo. /37/38/39/40

Mr.Pravin Tulsidas Somaiya

Developers of the land of Gat No.335/1/PlotNo. /37/38/39/40

R- Aryan Developers through

Prop.Mr.Ali Janamuddin Siddiqui.

- 11.) The report reflecting the flow of the title of the **owners and then developers** enclosed herewith as an annexure.

7)Encl: Annexure(Title search Certificate dated 26/07/2023)

Date:26/07/2023


Advocate

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FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract of Gat No.335/1/PlotNo./37/38/39/40 Area admeasuring 2052.49 Sq.mtrs out of its area **1964.72 sq.mtrs.** situated at Village **Adgaon-1** Taluka and Dist.Nashik dated 10/06/2023
- 2) Latest Mutation Entry No. **10793,11395,12383,14187, 16928,16929,17397, 18604, 18942,20725,21480,21832,21884,22676,24321 and 27521**
- 3) Search report for 30 years from revenue record and search taken since last 30 years from the office of the Sub-Registrar,Nashik.
- 4) Any other relevant title - issued by me dated 26/07/2023.
- 5) Litigations if any - No

Date:26/07/2023


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