



Chamber No. 317, Building No. 1, District Court, Nashik - 422 002.
☎ : 0253 - 2573445 E-mail : anand344@yahoo.com

FORMAT-A (Circular No.- 28/2021)

To
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect Plot No. 3, 4, 49 & 50 of Survey No. 329/2/1 having CTS No. 7714/195, CTS No. 7714/196, CTS No. 7714/199 & CTS No. 7714/200 having total area admeasuring 2462.61 sq.mtrs. situated at Pathardi (hereinafter referred as the "said plots"). I have investigated the title of the said plots on the request of R. K. Construction, partnership firm, Through Partner Mr. Ketan Maganbhai Ladani and following

Documents i.e:

- 1) Description of the property.
- 2) Sale Deed of Plots.
- 3) CTS Extract
- 4) 7/12 extract issued by Talathi, Nashik & Mutation Entries.
- 5) Search Report for 30 years from 1992 to 2022.
- 5) Sale Deed is registered at the office of Sub-Registrar, Nashik-6 Sr. No. 1889/2022 on 25.2.2022.

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 R. K. Construction, partnership firm through its partners Mr. Ketan Maganbhai Ladani, Mr. Hiren Prabhudas Bhadja are entitled to develop said plot.

Adv. A. A. Pipada
B.S.L. LL.B.

Owners of the land :-

R. K. Construction, partnership firm through its partners Mr. Ketan Maganbhai Ladani, Mr. Hiren Prabhudas Bhadja, is the owners of Plot No. 3, 4, 49 & 50 of Survey No. 329/2/1 having CTS No. 7714/195, CTS No. 7714/196, CTS No. 7714/199 & CTS No. 7714/200 situated at Pathardi, Taluka and District Nashik.

3. The report reflecting the flow of the title of the owners R. K. Construction, partnership firm through its partners Mr. Ketan Maganbhai Ladani, Mr. Hiren Prabhudas Bhadja on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date :- 07/06/2022



Anand Amrutlal Pipada

Advocate

Adv. A. A. Pipada
B.S.L. LL.B.



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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entries No. 4043, 5399, 7063, 8243, 9422, 10161, 11619, 11620, 13445, 13446, 13447, 13874, 13875, 13881, 13882, 14266, 14455, 14804, 16688, 24733, 25951.
- 3) Search report for 30 years from 1992 Taken from Sub-Registrar office at Nashik.
- 4) Transfer Deed in favour of Land owner R. K. Construction, partnership firm which is duly registered at the office of Sub-Registrar, Nashik-6 Sr. No. 1889/2022 on 25.2.2022.
- 6) Litigations: No litigations of any nature seems to have been pending relating with the title of the Promoter.

Date :- 07/06/2022


Anand Amrutlal Pipada

Advocate

Adv. A. A. Pipada
B.S.L. LL.B.