

Subodh M. Shah

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FORMAT - A
(Circular No. 28/2021)

To,

MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land bearing S. No. 30/31/2 admeasuring 2644.67 Sq. Mtrs. alongwith available FSI admeasuring 202.65 Sq. Mtrs. thereon situated at Village Anandvalli, Taluka & Nashik (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of SAJID AHMAD GULAM DASTAGIR SHAIKH and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the property bearing S. No. 30/31/2 admeasuring 2644.67 Sq. Mtrs. alongwith available FSI thereon situated at Village Anandvalli, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-

On or towards East	:-	By S. No. 30/31/2
On or towards West	:-	By 30 Mtr. D. P. Road
On or towards South	:-	By S. No. 33
On or towards North	:-	By S. NO. 30/29

2) The documents of allotment of plot - That the land owner Sajid Ahmad Gulam Dastagir Shaikh entrusted the said property to M/s. Revati Group under Development Agreement & General Power of Attorney dated 26/11/2022 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 11902/2022 on 26/12/2022.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 1006, 1277, 1333, 1428, 1534, 5013, 6521, 6785, 7989, 9100, 10715, 11006, 11255, 12848, 13034.

4) Search report for 30 years from 1981 till 2023.

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

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owner/promoter/developer) is clear, negotiable and marketable and without any charge, encumbrance.

Owners of the land -

(1) Sajid Ahmad Gulam Dastagir Shaikh owners of S. No. 30/31/2 admeasuring 2644.67 Sq. Mtrs. alongwith available FSI thereon situated at Village Anandvalli, Tal. & Dist. Nashik

(2) Qualifying comments/remark if any - Property is clear, negotiable and marketable and without any charge, encumbrance. The developer has right to construct building on the aforesaid property as per approved building plan except the existing Shop No 1 and 2 as shown in the approved buiding plan.

3/- The report reflecting the flow of the title of the owners Sajid Ahmad Gulam Dastagir Shaikh on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 17/02/2023.



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**Advocate
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 1006, 1277, 1333, 1428, 1534, 5013, 6521, 6785, 7989, 9100, 10715, 11006, 11255, 12848, 13034.
3. Search report for 30 years from 1981 till 2023.
4. Any other relevant title – Nil
5. Litigations if any – Nil

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