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P.R. GUJARATHI
B.Sc., L.L.B., G.D.C. & A.
ADVOCATE

Off. : "Datta Bhavan", Opp. S.T.Workshop, N.D.Patel Road, Nashik-422001

Resi. : "Gokul", Kathe Lane, B/H Bankar School, Nashik-Poona Road, Nashik-422011

FORMAT - A

(Circular No. :- 28/2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to
Gat No. 39/40/41P/42 to 49/A/B/1 admeasuring
area **29715.96 sq. mtrs.** situated at village **Adgaon-1**,
Tal.,& Dist- Nashik
(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of
Nandan Buildcon Pvt. Ltd. Through Director Shamkant Keshav
Kotkar and following documents i.e. :-

- 1) Description of the property Gat 39/40/41P/42 to 49/A/B/1
admeasuring area 29715.96 Sq. Mtrs, situated at village **Adgaon-1**,
Tal.& Dist- Nashik The documents of allotment of plot- Sale
Deed.
- 2) The documents of allotment of plot- Sale Deed.
- 3) 7/12 extract or property card issued by Talathi mutation entry
No.23961.
- 4) Search report for 30 years from. 1992 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 owner/promoter/
developer/company) is clear, marketable and without any
encumbrances. (If any encumbrances please mention in separate
sheet)

Nandan Buildcon Pvt. Ltd. Through Director Shamkant Keshav
Kotkar of the land.

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- (5) Gat 39/40/41P/42 to 49/A/B/1 admeasuring area 29715.96 Sq. Mtrs, situated at village **Adgaon-1**, Tal.& Dist- Nashik
- (6) Qualifying comments/remarks if any Nil.
3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 18-07-2023.


P. R. GUJRATHI
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ADVOCATE