

UMESH T.DHUMAL
B.Com. LL.B.
Advocate

Office: 101, First Floor, Space Anthem, Opp. SBI, Behind Samrat Hotel, CBS, Nashik

FORMAT - A

(Circular No.:- 28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.2 admeasuring area 937.93 Sq. Mtrs. out of Survey No. 13/2/1/to/12 and D.P. Road area admeasuring 76.24 sq. mtrs. out of 650 Sq. Mtrs. of Plot No.44 out of Survey No.13/2/1/to/12 situated at village Wadala, Taluka/District Nashik.

(Hereinafter Plot no. 2 referred as the "Said Plot ")

I have investigated the title of the said plot on the request of Tabeer Properties, a Partnership Firm and following documents i.e.:-

1) **Description of the property.**

Plot no.2 admeasuring area 937.93 Sq. Mtrs. out of Survey No.13/2/1/to/12 and D.P. Road area admeasuring 76.24 sq.mtrs. out of 650 Sq. Mtrs. of Plot No. 44 out of Survey No. 13/2/1/to/12 situated at Village Wadala Taluka & District Nashik owned and possessed by Tabeer Properties, a Partnership Firm.

2) **The documents of allotment of plot.**

Sale Deed dt. 30/12/2020, which is duly registered with the sub-registrar Nashik-3 at 8092/2020 on 31/12/2020.

3) 7/12 extract or property card issued by Talathi Office Wadala, Dated 22/12/2023, mutation entry 18380.

4) Search report for 30 years from 1993 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 Tabeer Properties, a Partnership Firm is clear, marketable and without any encumbrances.

Owners of the land

- 1) Tabeer Properties, a Partnership Firm, Survey No.13/2/1/to/12 , Plot No. 2 and D.P. Road area admeasuring 76.24 sq.mtrs. out of 650 Sq. Mtrs. of Plot No. 44 out of Survey No. 13/2/1/to/12.

Qualifying comments/remarks if any - No

3/- The report reflecting the flow of the title of Tabeer Properties, a Partnership Firm on the said land is enclosed herewith as annexure.

Date: 30/01/2024

Encl: Annexure.



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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.18380
3. Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar office at Nashik
4. Any other relevant title. – No.
5. Litigations if any. – No

Date : 30/01/2024



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