Raju M. Kasar.
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FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
Mumbai (MH)

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot no. 1 admeasuring 105837 Sq.Ft = 9832 58 Sq. Mt CTS/C.S. No 79/1/1 situated at Mouje Umari Pragane, Taluka &District Akola (hereinafter referred as the said plot "Pawan Park").

1. I have investigated the title of the said plot on the request of Shri Sunil Shriram Hatekar(Promoter) and following documents i.e.:-

    1) Description of the property: Plot no.**1 admeasuring 105837 Sq. Ft = 9832. 58 Sq. Mt CTS/C.S. No 79/1/1 situated at Mouje Umari Pragane, Taluka & District Akola**
    2) The documents of allotment of plot: **Purchase Deed of land 00H 81R situated on southern side of East-West division acquired by Shri Sunil Shriram Hatekar vide registered Doc. Sr. No. 687/2010 Dt. 16.02.2010 &Purchase Deed of land 00H 82R situated on northern side of East-West division acquired by Shri Sunil Shriram Hatekar vide registered Doc. Sr. No. 5144/2010 Dt. 23.12.2010.**
    3) 7/12 extract or property card issued by **Maharashtra Land Revenue Code Rules, 1971 dated 15.09.2020**, mutation entry no **9177 Dt. 27.12.2010**
    4) Search report for 30 years from **1990 till 2020**.

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 Shri Sunil Shriram Hatekar (Promoter) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

1) Owners of the hand –

(1) Shri Sunil Shriram Hatekar, CTS/C.S. No. 79/1/1 situated at Mouje Umari Pragane, Taluka &District Akola.

(2) Qualifying comments/remarks (if any)
Details of flow of the title of the said land is annexed herewith in separate sheet. Please refer Annexure 1.

3. The report reflecting the flow of the title of the Shri Sunil Shriram Hatekar (Promotor) on the said land is enclosed herewith as annexure.

Date:

(Stamp)

Encl : Annexure.

Raju M. Kasar.
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. 9177 Dt. 27.12.2010.
3. Search report for 30 years from 04.05.1990 Taken from Sub-Registrar' office at Akola.
4. Any other relevant title –Copy of Land Purchase Deed & Sanctioned Map of Plots.
5. Litigations if any. – No Litigation.

Date:

(Stamp)