

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 00 Hectar 60 Ares bearing S. No. 173/1/1A situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Sharad S Kokate** and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Local Talathi Office, Pune dated 06/01/2010, mutation entry no. 12299.
- 4) Search report for 20 years from 2002 till 2021.

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 **Sharad S Kokate** is clear, marketable and without any encumbrances.

Owners of the land

- (1) **Sharad S Kokate**, S. No. 173/1/1A.
- (2) Qualifying comments/remarks if any:- No

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Date: 31/08/2021

Adv. Mahesh S More

ADV. MAHESH S. MORE
249 & 250, JAI GANESH VI.
T. ROAD, VISHRANTWADI, P.

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FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 12299.
3. Search report for 20 years from 2002 Taken from Sub-Registrar' office at Pune.
4. Any other relevant title.
5. Litigations if any.

Date: 31/08/2021

Adv. Mahesh S More

