

Adv. Amit A. Girme

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Ref No : SA/18/2022

FORMAT A

Date : 27/01/22

To,

MAHARERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey no.12 (P) & 13 (P) situated at Tathwade Taluka Mulshi Distric Pune. (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Prosper Homes through Its Partners Naresh Hukumchand Gupta and Anil Ramkumar Agarwal on the following documents i.e.:-

Search of the said property in the concerned offices of sub-registrar Haveli and also conducted online search on the website of IGR Maharashtra for the period of 1991 to 2022 till date (both year inclusive vide IGR Receipt Dtd : 01.12.2020 bearing number : 1111891817 and Receipt number : 1111891919 and vide IGR Receipt Dtd : 28.01.2022 and receipt dtd : 29.01.2022

1) Description of the property :

All the piece and parcel of land bearing Survey no.12 (P) & 13 (P) situated at Tathwade Taluka Mulshi Distric Pune. (Both Plots Amalgated).

On Or Towards East : By S.No.17

On Or Towards South : By Road

On Or Towards West : By remaining portion of S.No.12 and 13

On Or Towards North : By S.No. 13

2) The documents of allotment of plot

Sale Deed and 7/12 Extract

3) 7/12 extract or property card issued by Talathi date 04/04/2005, mutation entry no.3892 and 3899.

4) Search report for 30 years from 1991 till 2022.

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 Prosper Homes Through Its Partners Naresh Hukumchand Gupta And Anil Ramkumar Agarwal is clear, marketable and without any encumbrances.

Owners Of The Land - Prosper Homes Through Its Partners:

1. Naresh Hukumchand Gupta
2. Anil Ramkumar Agarwal
3. The report reflecting the flow of the title of the Prosper Homes Through Its Partners Naresh Hukumchand Gupta And Anil Ramkumar Agarwal on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 27/01/2022

Advocate

(Stamp)

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MANTRI KISHOR PARK, BHOSALE NGR.,
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FLOW OF THE TITLE OF THE SAID LAND.

Survey No.12 (P) & 13 (P) situated at Tathwade Taluka Mulshi District Pune. (Both Plots Amalgated).

- 1) 7/12 extract / P.R.Card as on date of application for registration.
- 2) Mutation entry no . 3892 and 3899.
- 3) Search report for 30 years from 1191 to 2022 taken from sub – registrar office at Haveli and online search on the website of IGR Maharashtra.
- 4) Any other relevant title : **No**
- 5) Litigations before Civil Court if any : **No**

Date: 27/01/2022

Advocate.



(Stamp)



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