

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land bearing Situated at Survey No. 44 and 45, P.H. No. 46, adm : 11700.01 Sq. Mtr (Total Plot area as per Sanctioned Map dated 16/05/2024). Mouza : Wanadongri, Tah : Hingna, District Nagpur- and bounded as under :-

To the East : Khasra No. 46
To the West : Khasra No. 56
To the North : Khasra No. 50
To the South : Khasra No. 42

Total Plot area as per Sanctioned Map dated 16/05/2024 is 11700.01 Sq. Mtrs.

I have investigated the title of the said plots on the request of Shri Nareshkumar Sureshrao Devgade, resident of Gedam Layout, Wanadongri, Tah : Hingna, Dist. Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing Situated at Survey No. 44 and 45, P.H. No. 46, adm : 11700.01 Sq. Mtr. (Total Plot area as per Sanctioned Map dated 16/05/2024)
Mouza : Wanadongri, Tah : Hingna, District Nagpur

2) The documents of allotment of plot.

- i. Sale Deed registered with Sub Registrar Hingna, dated 16/12/2015 bearing serial no. 5571-2015.
- ii. Sale Deed Registered with Sub Registrar Hingna, dated 13/05/2015 bearing serial no. 2314-2015
- iii. Mutation Entry No. 17331 dated 21/02/2024 for Kh. No. 44
- iv. Mutation entry No 11865 dated 13/12/2017 for Kh. No. 45

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of

ALL THAT piece and parcel of land bearing Situated at Survey No. 44 and 45,P.H. No. 46, adm : 11700.01 (Total Plot area as per Sanctioned Map dated 16/05/2024) Sq. Mtrs. Mouza : Wanadongri, Tah : Hingna, District Nagpur

in any court or before any authority.

That the title of : Shri Nareshkumar Sureshrao Devgade is clear, Marketable and without any encumbrances.

Owners of the Land : Shri Nareshkumar Sureshrao Devgade

For ALL THAT piece and parcel of land bearing Situated at Survey No. 44 and 45,P.H. No. 46, adm : 11700.01 Sq. Mtrs.(Total Plot area as per Sanctioned Map dated 16/05/2024) Mouza : Wanadongri, Tah : Hingna, District Nagpur

The report reflecting the flow of the title of Shri Nareshkumar Sureshrao Devgade

is enclosed herewith as annexure.

REMARKS : NIL

ENCL : ANNEXURE

Date : 07/06/2024


ASHWIN R. PATIL
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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. 17331 dated 21/02/2024 for Kh. No. 44
- 3) Mutation entry No 11865 dated 13/12/2017 for Kh. No. 45

NARRATION ON FLOW OF TITLE:

SURVEY NO : 44

ALL THAT piece and parcel of land bearing Survey No. 44,P.H. No. 46, Mouza : Wanadongri, Tah : Hingna, District Nagpur originally belongs to Shri Murlidhar Kisan Shende, Shri Narayan Kisan Shende, Shri Gajanan Kisan Shende, Shri Dharam Kisan Shende, Shrimati Shantabai Natthuji Gurnule, Shrimati Shewantabai Kachru Nikule, Shrimati Laxmibai Shriram Nikule, Shrimati Shobha Krishna Nikule, Shrimati Sunanda Rameshrao Thakre, Shrimati Suman Ashokrao Gurnule.

The above owners transferred the property to Shri Nareshkumar Sureshrao Devgade vide Sale Deed dated 16/12/2015 bearing serial no : 5571-2015.

SURVEY NO : 45

All that piece and parcel of land bearing Survey No.45, P.H. No. 46, Mouza : Wanadongri, Tah : Hingna, Dist. Nagpur originally belongs to Shri Tulsiram Tatyaji Shende. Shri Tulsiram Tatyaji Shende transferred the above property to Shri Nareshkumar Sureshrao Devgade vide Sale Deed dated 13/05/2015 bearing serial no : 2314-2015

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated :07/06/2024


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