

JEEVAN B. AKARTE

ADVOCATE

Office : Plot No. 65, Ramchandra Nagar, Beside
Shahu Nagar, Behind Bhavani Complex, Besa
Road, Nagpur-440034

Court : Room No. 4B, Fourth Floor,
Nyayamandir, Civil Line, Nagpur.

Mob. No. 9850340624

email: jeevanakarte@gmail.com

Format A

(Circular 28/2021)

To
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to land bearing Survey No.62/1, 62/7 & 62/10 out of Admeasuring area 1765.1578 Sq. Meter, of Mouza : Somalwada, City Survey No. 504, Sheet No. 679/18, in the layout of Shri. Ramkrushna Co. Op. Housing Society LTD. Tahsil and Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur. (Hereinafter referred as the said plot of land).

I have investigated the title of the said plot on the request of Shri Kamalkumar Satyanarayan Agrawal, R/o. C-1901, Godrej Anandam, Ganeshpeth, Nagpur-440018/ promoter/ developer/ and following documents i.e.:

1) **DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the land admeasuring area about 1765.157 sq. meter of Mouza: Somalwada, P.H.No.44, being a portion of Khasara No. 62/1, 62/7 & 62/10, City Survey No. 504, Sheet No.679/18 in the layout of Shri Ramkrushana Housing Society Ltd, Nagpur, within the limit of Nagpur Improvement Trust & Nagpur Municipal Corporation, Ta & Dist. Nagpur.

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

a. The photocopy of sale deed executed by Smt Manjula Harshadraj Oza and Smt Aruna Trivedi by virtue of sale deeds dated 05.04.1974, 24.04.1974, 31.07.1974, 07.12.0974, 16.04.1975, 17.11.1984 and 17.11.1984 which is duly registered before Sub Registrar Office No. 2, Nagpur in favor of Shri. Ramkrushana Housing Society Ltd, Nagpur

b. The photocopy of allotment letter issued by Shri. Ramkrushana Housing Society Ltd, Nagpur in favor of Shri Anil Shambhulal Shrivastava vide society letter No. R/K/H-99, dated 24.10.1999.

J.B.A.
19/07/2024

- c. The photocopy of agreement to sale executed between Shri. Ramkrushana Housing Society Ltd, Nagpur and Shri Roshan Purushotam Hore.
- d. The photocopy of power of attorney executed by Shri Anil Shambhulal Shrivastava power of Attorney for admission in favour of Shri Nilesh Sitaramji Harle dated 09.10.2015 which is duly registered at serial No.5047/2015 before Sub Registrar Office No. 4, Nagpur.
- e. The photocopy of sale deed executed Shri. Ramkrushana Housing Society Ltd, Nagpur and other consenter in favour of Shri Kamalkumar Satyanarayan Agrawal by virtue of sale deed, dated 25.04.2022 which is duly registered at serial No.3277/2022 before Sub Registrar Office No. 1, Nagpur.
- 3) property card issued by City Survey office 3, Nagpur. dated 17.09.2022, mutation entry no- 51297
- 4) Search report for 30 years from 1994 to till 2024.

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 Kamalkumar Satyanarayan Agrawal is clear, marketable and without any encumbrances.

Owners of the land

1. Mouza: Somalwada, being a portion of Khasara No. 62/1, 62/7 & 62/10, City Survey No. 504, Sheet No.679/18
2. That, The said property owner sheep is absolute right.

3/- The report reflecting the flow of the title of the Shri Kamalkumar Satyanarayan Agrawal on the said land is enclosed herewith as annexure.

Encl : Annexure.

J.B.A.
19/07/2024
Jeevan B. Akarte

Advocate
JEEVAN B. AKARTE
ADVOCATE
Office & Res. : Plot No. 83, Ramchandra
Nagar, Gool Shahu Nagar, Behind
Bhavan Complex, Bana Road, Nagpur 440004
Mob. 9888148824