

SHIV REALTIES

“Plot No 2, Manewada road, New Shivaji nagar, Nagpur 440027
GST – 27AEVFS1625J1ZH, PAN – AEVFS1625J

Declaration Regarding Plot No A E K D and U

As per Commencement certificate there are 5 plots numbers as A E K D and u whereas in search report the the plot number mentioned only A E K and D explanation to this also mentioned on clause XI of the title search report that Plot no U were not present at site but there is 7/12 which was available in the name of (i) Shri. Ashish S/o Babasaheb Lakhe and (ii) Shri. Gajanan S/o Rambhau Warambhe (Also the promoter of the project)

Following matter is mentioned in clause Xi of Title report :

THAT, during the course of time the Competent Authority resurveyed the said Khasra and while resurvey of the said Khasra it is observed that the aforesaid Plot No. U containing by admeasurement 2523.99 Sq. Mtrs. is not found on site and the same facts is also accepted by the aforesaid Joint Owners of the said Plot of land namely (i) Shri. Ashish S/o Babasaheb Lakhe and (ii) Shri. Gajanan S/o Rambhau Warambhe without taking any objection and consequentially therefore the question in respect of the said Plot of land does not arise. Accordingly the Additional Collector and Competent Authority, U.L.C., Nagpur has issued a Letter in this behalf in favour of Shri. Dnyaneshwar Pundlik Pande vide its Letter No. AKA/ULC(TD)KAVI-230/2023 Dated 24/11/2023 and also issued K Prat in this behalf and thereby declared land of the aforesaid remaining Plots as 4000 Sq. Mtrs. Only. However the total area of the aforesaid Plot Nos. A, E, K & D as per 7/12 Extracts is at present 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.).

So we can declare that there is no any issue in title. If there is any liability arises due to this issue promoter will be held liable and promoter will bear the cost to resolve the issue.

Date: 11/10/2024

Place: Nagpur

**Your's Faithfully
For, M/s Shiv Realities**

SHIV REALITIES

PARTNER


**PARTNER (Partner)
(Authorised Signatory)**