

Ref. No.: _____

Date : 12-11-2024

FORMAT – A

(Circular No. 28/2021)

To,

MahaRERA, Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to **Plot Nos. 1 to 46** bearing **Khasra No. 191**, P.H. No. 4 of **Mouza – Mahurzari**, situated within the limits of **Grampanchayat Village – Mahurzari** in **Tahsil – Nagpur** (Gramin) and **District – Nagpur**. [Hereinafter referred to as the said "Plots"].

1. I have investigated the title of the said Plots on request of **Anjaneya Infra**, a Partnership Firm (P.A. No. ACAFA2831R), having its Office at 401, Shree Govindraj Heights, Geetanjali Square, Central Avenue Road, Nagpur – 440018 and following documents i.e.:-

1) Description of Property

All That piece and parcel of **Plot Nos. 1 to 46** having **Plotable Area** of **Land** admeasuring **5282.14 Sq. Mtrs.** forming part and parcel of **Land** total containing by admeasurement **10100.00 Sq. Mtrs.** bearing **Khasra No. 191**, P.H. No. 4 of **Mouza – Mahurzari**, situated within the limits of **Grampanchayat Village – Mahurzari** in **Tahsil – Nagpur** (Gramin) and **District – Nagpur** and bounded as under:-

ON THE EAST BY	-----	KHASRA NO. 189
ON THE WEST BY	-----	KHASRA NO. 192
ON THE NORTH BY	-----	KHASRA NO. 10
ON THE SOUTH BY	-----	KHASRA NOS. 190/193/1+3



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- 2) The documents of allotment of Plot / Land
Sale Deed which is registered at **Serial No. 8084 / 2023** on **31-10-2023** in the office of **Sub – Registrar No. 10, Nagpur** (Gamin).
- 3) 7 /12 extract or property card issued by Patwari / Gram Adhikari Village – Mahurzari, Mutation Entry No. 1316 dated 02-01-2024.
- 4) Search Report for 30 years from 1995 to 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 **Anjaneya Infra** (Owner /Promoter / Developer Firm) is clear, marketable and without any encumbrances.

Owners of the Land

- 1) **Anjaneya Infra ----- Plot Nos. 1 to 46, Khasra No. 191, Mouza – Mahurzari, Tahsil – Nagpur** (Gramin), **District – Nagpur**
- 2) **Qualifying comments / remarks if any ---- Nil**
3. The report reflecting the flow of the title of **Anjaneya Infra** (Owner / Promoters/ Developer Firm) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 12-11-2024



R.H. AGRAWAL

(Advocate)

R. H. AGRAWAL

B. Com., M.B.A., LL.B.

(Advocate)

COURT : Room No. 310, 3rd Floor, Nyay Mandir, Nagpur - 440 001

OFF. & RESI.: 127, Baji Prabhu Nagar, Ramnagar, Nagpur - 440 033

Cell : 98222-24101

E-MAIL : agrawalrh101@gmail.com

TIMMINGS : Monday to Saturday : 7.00 p.m. to 9.00 p.m.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry No. 1316 dated 02-01-2024
- 3) Search Report for 30 years from 1995 to 2024 issued by R.H. Agrawal (Advocate), Nagpur taken from the Sub-Registrar' Offices at Nagpur.
- 4) Any other relevant title. – Index – II of registered Sale Deed.
- 5) Litigations, if any – NIL

Nagpur

Date: 12-11-2024



Agrawal

R.H. AGRAWAL

(Advocate)



AnyScanner