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FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) property Card as on the date of application for registration.

2) Mutation Entry No. 1390

3) Search report for 30 years from 25/06/1991 till 25/06/2021taken from sub Registrar office at Nagpur

4) Property is the ancestral property mutually and orally partitioned between the family members and City Survey Department muted the name of sanjay mudliyar on the record of CTS no 1060/3 plot No. 55 on dt 7/11/2003 and while fixing Khasra boundary by the City Survey Department measurement it admeasuring 3767 Sq. Ft. and accordingly his name is mutated for the same in the City Survey Record

5) There is no any dispute litigation pending in respect of the said property in any court, forum or authority.

Date:- 10/07/2021

Advocate

Mrs. Ashwini R. Dalvi
Advocate

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FORMAT -A

To,
MAHA RERA
NAGPUR

LEGALTITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.55, City Survey No. 1060/3 (old -1060), Sheet No. 394/61 of Mouza- Binaki, Tahsil & District- Nagpur(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S Nirmayi Construction, represented through its Propriter shri Ashish Rameshrao Barsagade and following documents

1) DESCRIPTION OF PROPERTY

All that piece of land, situated within the limits of the Corporation of the City of Nagpur and the Nagpur Improvement Trust, bearing **PLOT NO. 55** admeasuring about as per CTS Extract **350.00 Sq.Mtrs.** (3767 Sq. Fts.)as per measurement sheet 305.00 Sq.Mtrs.as per site 297.055 Sq.Mtrs. in the layout of Khasra No. 156 of **Mouza – BINAKI** bearing City **Survey No. 1060/3 (old 1060) Sheet no. 394/61** Municipal House No. 876/55 Ward No. 22 Shanti Nagar locality within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil – Nagpur, District- Nagpur. Plot No. 55 bounded as under:-

East	:-	Plot No. 99 B boundary of mouza Chikhali
West	:-	4.5 Mtrs. ROAD
North	:-	Plot no. 54
South	:-	9 Mtrs. ROAD

2) Documents of the Plot

a) Akhiv patrika in the name of land owner shree Sanjay Nityanand Mudliar

Mrs. Ashwini R. Dalvi
Advocate

b) Copy of City Survey Department measurement
c) Building permit and map sanctioned by NIT
d) Copy of N.M.C. Tax Receipt

3) Property card issued by city survey department on Dt. 7/11/2003 Mutation entry No. 1390
4) Search report for 30 years from 25/06/1991 till 25/06/2021

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of owner is clear and marketable and without any encumbrances.

5) Owner of the land

That the Land owner **shree Sanjay Nityanand Mudliar** owns and possesses of all that piece and parcel of Malik Makbuza land bearing Plot No.55, admeasuring about as per CTS Extract **350.00 Sq.Mtrs.** (3767 Sq. Fts.)as per measurement sheet 305.00 Sq.Mtrs.as per site 297.055 Sq.Mtrs. Kh. No. 156 of MOUZA: BINAKI, in Shanti nagar locality, Municipal House No. 876/55 new Ward No. 22 (old – 23) (Zone No. 8), City Survey No. 1060/3 (old -1060), Sheet No. 394/61 of Mouza- Binaki, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District-Nagpur

6) Remark

Property is the ancestral property mutually and orally partitioned between the family members and City Survey Department muted the name 0f sanjay mudliyar on the record of CTS no 1060/3 plot No. 55 on dt.7/11/2003

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure

Encl.:Annexure

Date. 10/07/2021

Advocate

Mrs. Ashwini R. Dalvi
Advocate