2) Documents of allotment of plot :

(1) Agreement To Lease dated 22.09.2020 registered at serial no. 4947 in the office of Sub-registrar, Nagpur 7 executed by Maharashtra Airport Development Company Ltd (MADC) in favour of M/s Kukreja Infrastructures.

3) 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 M/s Kukreja Infrastructures is clear, marketable and without any encumbrances.

Owners of the land described above :

M/s Kukreja Infrastructures
Mouza Dahegaon
Khasra No. 107(part), 108(part)

4) Qualifying comments/remarks if any : The property can be said to possess a clear and legal title and the owner can be said to be its lawful and exclusive owner.

5) The report reflecting the flow of the title of M/s Kukreja Infrastructures on the said land is enclosed herewith as annexure.

DILIP N. DANI ADVOCATE

Encl : Annexure.
Date : 26.04.2021

D. N. DANI, Advocate.

DILIP N. DANI, Advocate 98231 45222
361, Chaudhary Square, Jaripatka, Nagpur 440 014.
danidilip007@gmail.com

DT. 26.04.2021

FORMAT A

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to :

ALL THAT piece or parcel of the land or ground situate lying and being in outside processing area of the MIHAN Notified Area as Plot no. 7A, Sector 21 bearing Khasra No. 107(part), 108(part) of the MIHAN Notified Area, Nagpur situated, lying and being outside SEZ area in Mouza Dahegaon, village Dahegaon, PH 47, PS Sonegaon, Post Office Khapri within the Taluka Nagpur (Rural), District Nagpur, admeasuring 5965.824 sq mtr equivalent to 0.5965 Hectares or about 1.474 Acre. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s KUKREJA INFRASTRUCTURES and following documents i.e. :-

1) Description of the property :

ALL THAT piece or parcel of the land or ground situate lying and being in outside processing area of the MIHAN Notified Area as Plot no. 7A, Sector 21 bearing Khasra No. 107(part), 108(part) of the MIHAN Notified Area, Nagpur situated, lying and being outside SEZ area in Mouza Dahegaon, village Dahegaon, PS Sonegaon, Post Office Khapri within the Taluka Nagpur (Rural), District Nagpur, admeasuring 5965.824 sq mtr equivalent to 0.5965 Hectares or about 1.474 Acre and bounded as under:

Towards East	:	MIHAN Notified Boundary,
Towards West	:	4 Lane Road,
Towards North	:	Plot no. 07, Sector 21,
Towards South	:	MIHAN Notified Boundary.