K. M. KHUMKAR
ADVOCATE
Reg. No. MAH/8118/2010
F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Mobile: 9422103894

FORMAT A
(Circular No. 28/2001)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. R-17, R-18, Survey No. 293/A, 293/ 1 B, Mouza: Wanadongri, Tahsil Hingna, District: Nagpur (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of M/s. Dinesh Patne & Vaishali Patne, through its Partner Shri Dinesh Uttamrao Patne and following documents i.e.

1) Description of property
2) The documents of sale deed of Plot
3) 7/12 extract issued by the Gram Adhikari Talathi Saza Kra. 46, Tahsil Hingna, District Nagpur on 15-06-2021.
4) Search report for 30 years from the year 1992 till year 2021.

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 M/s. Dinesh Patne & Vaishali Patne is clear, marketable and without any encumbrances.

Owners of Land
M/s. Dinesh Patne & Vaishali Patne – Plot No. R-17, R-17, Survey No. 293/A, 293/ 1 B, Mouza: Wanadongri, Tahsil Hingna, District: Nagpur

3. The names of owners are duly mutated in Revenue Record 7/12 Extract and in Nagar Parishad Wanadongri records.

4. The report reflecting the flow of the title of the (owner/promoter/developer) on the said land is enclosed herewith as annexure.

Encls: Annexure

Dated: 10-07-2021

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FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract as on the date of application for registration.

2. Mutation Entry No. ___

3. Search Report for 30 years from the year 1992 to 2021 taken from Sub Registrar Office at Hingna, District Nagpur.

4. Any other relevant title – Not Applicable

5. Litigations if any - No Litigation.

Dated: 10-07-2021

K. M. KHUMKAR
ADVOCATE