Sunil S. Shinde

B.Sc. B.Ed. LL.M.

ADVOCATE

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FORMAT - A
(Circular - 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : ***Title Clearance Certificate with Respect to Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1, out of sanctioned layout, containing by total admeasurements 121680 Sq. Mtrs. being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 75/2 (Part), 76/1/A/2 (Part), 76/1/B/2, 76/2/B, 76/3/B/1, 76/3/B/2 of Mouza-SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at village Sondapar, within the limits of the Grampanchayat Kotewada, in Tahsil Hingna, District Nagpur (hereinafter refered as the said Plot)***

I have investigated the title of the said plot on the request of **M/s Om Shivam Buildcon Private Ltd.** Having its registered office at 03rd Floor, "ROHERA ARCADE", Wardha Road, Ajani Square, Nagpur acting through its Authorized Director Shri Chandrashekhar Kisanrao Kapse R/o 182/A, "Shiv Sadan", Pandey Layout, Khamla, Nagpur-440025 and following documents i.e.

1) **Description Of The Property :**

All those pieces and parcels of land bearing **Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1,** out of sanctioned layout, containing by total admeasurements **121680 Sq. Mtrs**. being a portion of the lands bearing **Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 75/2 (Part), 76/1/A/2 (Part), 76/1/B/2, 76/2/B, 76/3/B/1, 76/3/B/2** of **Mouza-SONDAPAR, P.S.K. 72,** including all other easementary rights appurtenant and belonging thereto, situated at village Sondapar, within the limits of the Grampanchayat Kotewada, in Tahsil Hingna, District Nagpur and same is bounded as under:-

East	:	18 Mtr. Wide Road
West	:	Existing Mihan Road
North	:	other Khsara
South	:	18 Mtr. Wide Road.

2) **Documensts Of The Allotment Of Plots :-** As per List Annexured separatly

3) **7/12 Extract Of The Schedule Of Properties** is issued by Talathi Of Mouza- Sondapar, dated 21.05.2021 as per the Mutation Entry No. 489, Dated 12.02.2021 and Mutation Entry No. 503 Dated 04.06.2021 :

4) **Search Report For 30 Years From 17.06.1991 Till 17.06.2021**

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse** is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND

1)	**M/s Om Shivam Buildcon Pvt. Ltd.**	**-**	**Owner/Promotor**
2)	**Shri Ravindra Kisanrao Kapse,**	**-**	**Owner**
3)	**Smt. Pallavi Ravindra Kapse**	**-**	**Owner**
4)	**Shri Pramod Kisanrao Kapse**	**-**	**Owner**
5)	**Smt. Vaishali Pramod Kapse**	**-**	**Owner**
6)	**Shri Chandrashekahr Kisanrao Kapse**	**-**	**Owner**
7)	**Shri Kisanrao Mahadevrao Kapse**	**-**	**Owner**
8)	**Mrs. Suryakanta Kisanrao Kapse**	**-**	**Owner**
9)	**Mrs. Laxmi Chandrashekhar Kapse,**	**-**	**Owner**

Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1,

10) Qulifying Comments/Remark (if any) : NA

3/- The report reflecting the flow of the title of the present owners of the property **i.e. 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse** on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

NAGPUR
Date : 17.06.2021

SUNIL S. SHINDE ★ ADVOCATE ★ High Court of Bombay Bench at Nagpur (MH) 440001

Sunil S. Shinde
Advocate