



FARMAT- A

(Circular No. 28 /2021)

To,

Maha. RERA

LEGAL TITLE REPORT

Sub. Title clearance certificate with respect to Plot No. 30, CTS No. 133, situated at Nagpur, Tha. Dist. Nagpur (hereinafter referred as the said plot "30").

I have investigated the title of the said plot on the request of Mr. Kapil Nandkishor Nathani and following documents, i.e.

- 1) **DESCRIPTION OF THE PROPERTY:-** ALL THAT Piece and Parcel of N. 1. T. **PLOT NO 30** totally admeasuring about **8000.00 Sq. Ft. i.e. 743.224 Sq. Mtrs** being a portion of the entire land bearing Khasra No. 276 forming a part of Central Road, Section III Scheme of Nagpur Improvement Trust, Nagpur known as Basti Precinct located at old Bagadganj Road, Ward No. 23, **MOUZA-NAGPUR**, Tahsil and District. Nagpur. The N.M.C. House No. in respect of the said property is **1546**. The **Sheet No.** in respect of the said property is **214** and the **C.T.S. No.** in respect of the same is **133**. The said property is situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust.
- 2) **THE DOCUMENTS OF ALLOTMENT OF PLOT;** Sale Deed dated 11.11.2020, executed by M/S Jhawar Developers through Partner Shri. Ritesh Kisandas Jhawar H.U.F in favour of present title holder.
- 3) **7/12 extract or Property Card** issued by the City Survey Office dated 28.06.2021 **muted entry No. 7024, dated 31.03.2021.**
- 4) **Search Report for 30 years from 1991 till 2021.**

2/- On perusal of the above mentioned documents and all others relevant documents relating to title of the said property. I am of the opinion that the title of Mr. Kapil Nandkishor Nathani is clear, marketable and without any encumbrances.

Owners of the land.

- | | |
|---------------------------------------|-------------------|
| 1) Shri. Santdas Sadormal Chawala | CTS/C.S. No. 133. |
| 2) M/s Jhawar Developers, Nagpur | CTS/C.S. No. 133. |
| 3) Shri. Kapil s/o Nandkishor Nathani | CTS/C.S. No. 133. |
| 4) Qualifying comments/remarks:- | NA |

3/- The Report reflecting the flow of the title of the Mr. Kapil Nandkishor Nathani on the said land is enclosed herewith as annexure.



Encl :- Annexure.

- 1) Original Lease Deed dt.17.08.1987 (27.08.1987), executed by Nagpur Improvement Trust in favour of Shri. Santdas Sadormal Chawala.
- 2) Original Sale Deed dated 14.06.2006, executed by Shri. Santdas Sadormal Chawala in favour of M/s Jhawar Developers, Nagpur.
- 3) Original Indenture of Renewal Lease Deed dated 06.03.2013(11.03.2013), executed by of NIT in favour of M/S Jhawar Developers through Partner Shri. Ritesh Kisandas Jhawar H.U.F.
- 4) Original Sale Deed dated 11.11.2020, executed by M/S Jhawar Developers through Partner Shri. Ritesh Kisandas Jhawar H.U.F in favour of present title holder.
- 5) Original Deed of Declaration 12.07.2021, executed by the present title holder.
- 6) Original Building Permit & Map sanctioned and approved by the Assistant Director, Town Planning Deptt. of the Nagpur Municipal Corporation, vide its BUILDING PERMIT NO. 262/BP/NAGPUR/TP/NMC /186, DATED. 07.07.2021.
- 7) Current Property Card by the name of present title holder is muted in the record of right.
- 8) Current Tax Receipt by the name of present title holder.

FARMAT-A

(Circular No. 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract/P.R.Card as on date of application for Registration.
- 2) Muted Entry No. 7024 dated 31.03.2021.
- 3) Search Report for 30 years from 1991 taken from Sub-Registrar Office at Nagpur.
- 4) Any other relevant title. - NA
- 5) Litigation if any- I could not found any litigation about the schedule 1 property.

ADV.DHOBLE & ASSOCIATES
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