AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra- Uma" Apt., 27, Corporation Colony, Nagpur-33.PH.NO. – 9767776789, 8275290741.

FORMAT –A

(Circular No:-28 / 2021)

To,
Maha Rera
Nagpur.

LEGAL TITLE REPORT

Sub : – Title clearance certificate with respect to Plot / Khasra / Survey No 125/1, Situated at MOUZA – SHANKARPUR, P.S.K. 42 having an area of 0.82 Hectares, Rental Rs. 3.15 paise Yearly, held in Class – 1 Rights, in Tahsil – Nagpur (Rural) and District – NAGPUR (Here in after referred as the said plot)

I have investigated the title of said Plot/ Khasra/ Survey on the request of SHRI PANKAJ S/o CHANDRAKANT WAGHMARE, Aged about 41 years, Occupation - Business, Resident of Flat No. 201, Parijaat Hights Apartment, Plot No 7,Gandhi Nagar, Nagpur – 440 012, and following documents i.e.

1) **Description Of The Property:-**

All those piece and parcel of agreeculture land bearing Plot / Khasra / Survey No 125/1, Situated at MOUZA – SHANKARPUR, P.S.K. 42 having an area of 0.82 Hectares, Rental Rs. 3.15 paise Yearly, held in Class – 1 Rights, in Tahsil – Nagpur (Rural) and District – NAGPUR and Same land bounded as under:

TO THE EAST	-	**Khasra NO. 125/2**
TO THE WEST	-	**Khasra NO. 48**
TO THE NORTH	-	**Khasra NO. 46**
TO THE SOUTH	-	**Khasra NO. 49**

2) **The Documents of allotment of the plot.**

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1) Copy of 7/12 extract in the name of MR. PANKAJ CHANDRAKANT WAGHMARE .
2) Copy of sale deed dated 09.06.2021.
3) Layout Sanction Plans (Tentative for N.A.) 18.03.2019.
4) N.A. Orders dated 13.07.2021.

3) 7/12 extract of property card issued by Talathi of Mouza shankarpur dated 07.07.2021 as per mutation entry number 2380 Dated 06.07.2021.

4) Search report for 15years from 20.07.2008 to 20.7.2021

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of MR. PANKAJ CHANDRAKANT WAGHMARE .is clear,marketable and without any encumbrances.

OWNER OF THE LAND

MR. PANKAJ CHANDRAKANT WAGHMARE . Plot / Khasra / Survey No 125/1, Situated at MOUZA – SHANKARPUR,

3/-The report reflecting the flow of the title of the MR. PANKAJ CHANDRAKANT WAGHMARE . on the said land is enclose herewith as annexure .

Encl: Annexure.

Date:- 31.07.2021

(AMOL DAREKAR)
ADVOCATE

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