

Mrs. Aruna Kshirsagar
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To
MahaRERA

FORMAT - A

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot no. 1 Kh. No. 37/2 Mz. Besa Tah. Nagpur Rural Dist Nagpur hereinafter referred as the said Plot.

I have investigated the title of the said Plot on the request of M/s Maharshee Builders and following documents i e :-

1. Description of the property- All That part and parcel of land bearing Plot No. 1 Adm. 1105.248 Sq. Mtrs., out of Kh. No. 37/2, Mz. Besa, PH No. 38, G. P. Besa, Tah. Nagpur Rural Dist., Nagpur and bounded as follows:-

East :	Plot No. 2	North :	Road
West :	Road	South :	Kh. No. 37/1

2. The document of allotment of plot.- Agreement to sale registered at Sr. No. 1963 dt.16.3.2009, Sale Deed No. 4702 dt.28.7.2010
3. 7/12 extract of property card issued by Talathi Besa
4. Search report for 15 years from 1992 to 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 Owner is clear , marketable and without any encumbrance.

Owner of the land - M/s Harihar Infrastructure Development Corporation Ltd., through Director Shri Manish Arvind Badiyani

Plot No. 1, Kh. No. 37/2 Mz. Besa Tah. Nagpur Gramin, Dist., Nagpur.

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

Encl : Annexure

Date : 15.7.2021

Mrs. A.P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate
Advocate

FORMAT - 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 - Attached with the report
- 2) Mutation Entry No.
- 3) Search report for 15 years from 2007 to 2021 taken from Sub-Registrar office at Nagpur-
Attached herewith
- 4) Any other relevant title - Not found
- 5) Litigations if any - Not found.

Date : 15.7.2021

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate