

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

FORMAT - A

(Circular No: - 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of land containing by admeasurement 0.61 Hectares (1.50 Acres) being Undivided Western side portion of entire land bearing Kh. No. 6/2 of Mouza - BELTARODI P.S.K. 38 having an area of 0.81 Hectares, including all easementary rights appurtenant and belonging thereto, situate at Village - Beltarodi, within the limits of Grampanchayat Besa-Beltarodi in Tahsil - Nagpur (Rural) and District - NAGPUR.

(1) I have investigated the title of the said land on the request of **M/S. OZEN DEVELOPERS**, a Partnership Firm, having its Office at Nagpur, and acting through its Partners (1) **SHRI. PRATIK S/o RAJESH SARAOGI**, (2) **SHRI. VIVEK S/o BABANRAO HUSUKALE** AND (3) **SHRI. AJAY S/o NATTHUJI KESARE**, and following documents i.e.:-

- (i) Description of the Property.
- (ii) The Document of Sale Deed/Ownership of Khasra/Survey No. 6/2
- (iii) Sale Deed of Khasra/Survey No. 6/2 Dated 31-03-2021 Registration No. 7900 -2021 SRO-7, Nagpur on 02-06-2021.

Contd.



- (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 and Developer i.e. **M/S. OZEN DEVELOPERS** in clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey No. 6/2 :-

M/S. OZEN DEVELOPERS, a Partnership Firm, having its Office at Nagpur.

- (3) The report reflecting the flow of the title of the said **M/S. OZEN DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 12/08/2021




(SANDEEP SHASTRI)
Advocate