SHAILESH GHAGARKAR
ADVOCATE

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Res. : 9, M.B. Estate, Opp. Nisarga Lawn, Friends Colony, Katol Road, Nagpur - 440013.

FORMAT –A
(CIRCULAR No. 28 / 2021)

To,
MAHA RERA
MUMBAI / NAGPUR .

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey No. 191 situated at Mouza Pipla, P.H. No. 38, Tahsil Nagpur (Rural) , District Nagpur (hereinafter referred as the said property).

I have investigated the title of the said land on the request of Shree Laxmi Venture Pvt. Ltd., Nagpur and following documents i.e. : -

1) **Description of the Property :**

ALL that Non-Agricultural land bearing **Survey No. 191 / A** admeasuirng (5769.682 Sq. Mtr. after deducting area for road widening **of Mouza : Pipla ,** P.S.K. / Patwari Halka No 38, of Class – I Occupancy Rights, Land Revenue Rs. 577.00/- within the limits of Grampanchayat Pipla –Ghogli, Tahsil Nagpur (Rural) , District Nagpur.

2) The documents of allotment / purchase of land.
3) 7/12 extract issued by Revenue Department dated 25.02.2021 Mutation Entry (Fer-Far) Nos. 2647 & 3066 .
4) Search Report for 30 years from 01.10.1990 till 17.09.2021.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the onion that the title of the (following owner / promoter / developer / company) is Clear, marketable and without any encumbrances. (If any encumbrances please mentioned in separate sheet).

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Owners of the Land :

(1) Shree Laxmi Venture Pvt. Ltd., Nagpur m Survey No. 191 /A .
(2) Qualifying comments remarks if any ? As per Detail Title Report .

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

ADVOCATE

Date : 21.09.2021.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract as on date of application for registration .
2. Mutation Entry No. 2647 & 3066.
3. Search report for 30 years from 1990 TO 2021 taken from Sub-Registrar Offices at Nagpur.
4. Any other relevant title . As per detail Title Report.
5. Litigations if any . -------- N.A. -------

Advocate

Date : 21.09.2021.

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