

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
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To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 01 city survey No. 391, of Mouza – Nara, Tahsil and District – Nagpur (hereinafter referred as the said plot).

1) I have investigated the title of the said plot on the request of **M/S. JARRY PROFITS**, through its partner/s, i. **SHRI ANIL S/O. TARACHAND WADHWANI**, R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014 and ii. **SHRI RAJESH S/o. MULCHAND BATWANI**, R/o. 28, Jaripatka, Nagpur – 440 014, and following documents i.e. –

- 1) **Description of the property:** ALL THAT piece and parcel of land bearing plot No. 01 having total area of 1791.013 Sq. m., out of khasra No. 180/6-A, city survey No. 391, Sheet No. 623/116A, of Mouza – Nara, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur.
- 2) **The document of allotment of plot:** Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 3926/2021 dated 12/07/2021.
- 3) Property card issued by City Survey Department dated 22/02/2021, mutation entry No. 11775 in the name of Shri Rakesh Madhavdas Lalwani and Mujahid Iqbal S/o. Mohammad Ismail.
- 4) Search report for 13 years from 02/09/2008 till 02/09/2021

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. JARRY PROFITS** is clear marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

M/S. JARRY PROFITS, (PAN – AAHFJ4500H)

A partnership firm, through its partner/s –

i. **SHRI ANIL S/O. TARACHAND WADHWANI**

R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014.

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**

R/o. 28, Jaripatka, Nagpur – 440 014.

Qualifying comments/remarks if any: None

3) The report reflecting the flow of the title of the **M/S. JARRY PROFITS** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date:

Advocate

(Stamp)

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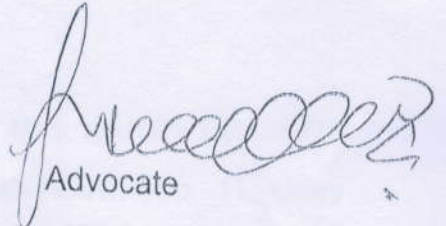
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No: 11775
- 3) Search report for 13 years from 01/09/2008 taken from Sub-Registrar Office at Nagpur.
- 4) Any other relevant title: Sale deed.
- 5) Litigations if any: None.

Date:


Advocate
(Stamp)