OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

To,
Maha RERA

FORMAT- A
(Circular No. 28/2021)

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 saidplot).

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 dated22/02/2021,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 2008.till 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)

Owners of the land:

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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

Advocate

Date: 19.9.2021

(Stamp)

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FORMAT - A

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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 2008 taken from Sub-Registrar Office at Nagpur.
4) Any other relevant title: Sale deed.
5) Litigations if any: None.

Date: 19/09/2021

Advocate

(Stamp)

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