PRAVIN S. GAIDHANE,
ADVOCATE

MAH/3072/2005

Flat 401, Om Aditya Apartment
Near LIC Colony, Behind Suman Nagari, Godhani Railway,
Nagpur- 441111,Mob.9890693383
Email id: pravin491@rediffmail.com

FORMAT-A

(Circular No. 28/__/2021)

To,

MAHARERA

Administrative Building no.1,

Nagpur

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to plot no. CTS/C.S. No. Kh. 378/A (Old) 378/A/1 (New) situated at Godhani Railway, Taluka Nagpur (Rural) and District Nagpur (Hereinafter referred to as said Land)

Ihaveinvestigatedthetitleofthesaidlandontherequestof SAI ASSOCIATES Through its Partner/s 1) ShriHarshaardhan S/o RatnakarRaut, 2) Sau. Prajakta W/o HarshvardhanRaut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) ShriShekhar S/o GajananPusadkar(owner ANDdeveloper)andfollowingdocumentsi.e.-

1) **Descriptionoftheproperty.**
ALL THAT piece and parcel of land bearing Khasara number 378/A (old) 378/A/1 (New), land admeasuring about 0.90 H. R. (2.222 Acre) out of total area 2.11 H.R. (5.213924 Acre), kuljama Land Revenue Rs.12.02/-, Khata No. 218, and PatwariHalka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur. The said land is bounded as under-

To the East	-	KH. No. 368, Land of KH. No. 377
To the West	-	Land of KH. No. 381,
To the North	-	KH. No. 378/B and Part of remaining Land KH. No. 378/A
To the South	-	Road and KH No. 376, 377

2) **The documentsofallotmentofplot / land.**

That the present owner presented following documents before me.

i) Copy of sale deed NGN(Gra)-4152-2018 dated 05/05/2018,
ii) Copy of sale deed NGN(Gra)-1818-2021 dated 22/01/2021,
iii) Copy of 7/12 online of 378/A AND 378/A/1
iv) Copy of NA Order dated 23/07/2021
v) Copy NMRDA Dated 20/08/2021

3) 7/12extract

Cont..2

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4) Searchreportfor25yearsfrom1/1/1996 to 23/08/2021.

5) Onperusal ofthe above mentioneddocumentsand all other relevantdocuments relatingto title ofthe said propertyI am ofthe opinionthat the titleof SAI ASSOCIATES SAI ASSOCIATES Through its Partner/s 1) ShriHarshaardhan S/o RatnakarRaut, 2) Sau. Prajakta W/o HarshvardhanRaut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) ShriShekhar S/o GajananPusadkar(owner AND developer)isclear,marketableandwithoutany encumbrances.

i) **Ownersoftheland**

Khasara number 378/A (old) 378/A/1 (New), land admeasuring about 0.90 H. R. (2.222 Acre) out of total area 2.11 H.R. (5.213924 Acre), PatwariHalka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur.

6) The report reflecting the flow of the*title*of theSAI ASSOCIATES(owner/ promoter/ developer/ con early) on the said land is enclosed herewithasannexure.

Encl:Annexure.

Date: 30/08/21

Advocate.(Stamp)

Adv. Pravin S. Gaidhane
Reg. No. MAH/[illegible]
District Court /High
7020[illegible]

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FORMAT–A

(CircularNo.:-26 /2021)

FLOWOFTHETITLEOFTHESAIDLAND.

SR No.

1) 7/12extractasondateofapplicationforregistration.
2) MutationEntryNo. 3312
3) Searchreportfor 25yearsfrom 1/1/1996 to 23/08/2021 TakenfromSub-Registrar'officeat Nagpur Gramin -10.

Date: 30/08/2021

Advocate.

(Samp)

Adv. Pravin S. Gaidhane
Regd. No. MAH/3072/2005
District Court, Nagpur
Mob. 9890693383