

SONALI O. GIRI

Advocate

Near Pandurang Mangal Karyalaya,

15, Girhe Layout, Zingabai Takli,

Mankapur, Nagpur - 440030.

Mb. No. 9689016550

FORMAT – A

(Circular No: - 28/2021)

To

MahaRERA,

Mumbai.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to Plot No. 1 area admeasuring 1558.2 Sq.Mtrs. i.e. 16,772.4648 Sq.Ft., Sheet No. 208/7, City Survey No. 86 of Mouza: Wadpakhad, situated at – Nagpur [hereinafter referred as the said Plot “Rai Mansion”]

I have investigated the title of the said plot on the request of M/s Rai Udyog Limited and following documents i.e.: -

1] Description of the property.

“Rai Mansion” Plot No. 1 area admeasuring 1558.2 Sq.Mtrs. i.e. 16,772.4648 Sq.Ft., Sheet No. 208/7, City Survey No. 86 of Mouza: Wadpakhad, situated at – Nagpur.

2] The documents of allotment of plot. - 1) Sale Deed 2) Gift Deed 3) Property Card

3] 7/12 extract or property card issued by City Survey Office No. 2, Mutation entry No. 3116 dt. 29/09/2021.

4] Search report for 16 years from 2005 to 2021 through Receipt baring No. 8287.

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 Rai Udyog

Limited (owner) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land - Rai Udyog Ltd., Previous Owner – Alka Anil Bhatia and others.

(1) CTS/C.S. No __86__

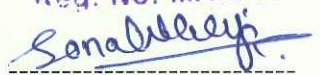
(2) Qualifying comments/remarks if any Nil

(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. Attached herewith.

SR.NO.	DOCUMENTS
1	Relinquishment/Gift Deed'
2	Lease Deed
3	Freehold Order
4	Tax Receipt
5	Sale Deed
6	Building Permit and Sanction Plan
7	Deed of Declaration
8	Property Card

Adv. SONALI GIRI
LL.B., LL.M
Reg. No. MAH/4682/2011



Sonali O. Giri [Adv]

Date: - 15/09/2021