

K. M. KHUMKAR

ADVOCATE

Reg. No. MAH/8118/2010

F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.

Mobile: 9422103894

FORMAT A
(Circular No. 28/2001)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 18, 19 and 20 admeasuring 381.211 Sqr. Mtrs. in the layout of M/s. Kale Land Developers and Builders, Nagpur, Khasra No. 139, P.H. No. 11, Mouza: Nara, City Survey No. 472, Sheet No. (645) 78, bearing Nagpur Municipal Corporation House No. 8092/18+19+20, Ward No. 57, situated at Nara, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur, State: Maharashtra (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of Safa Infra through its Partner Firoz Ahemad Shaikh S/o Imadul Hussian Shaikh and following documents i.e.

- 1) Description of property
- 2) The documents of sale deed of Plot
- 3) Certified copy of Property Card issued by the City Survey Officer No. 3, Nagpur, on 08-01-2021.
- 4) Search report for 30 years from the year 1992 till year 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 Safa Infra is clear, marketable and without any encumbrances.

Owners of Land

Safa Infra – Plot Nos. 18, 19 and 20 admeasuring 381.211 Sqr. Mtrs. in the layout of M/s. Kale Land Developers and Builders, Nagpur, Khasra No. 139, P.H. No. 11, Mouza: Nara, City Survey No. 472, Sheet No. (645) 78, bearing NMC House No. 8092/18+19+20, Ward No. 57, situated at Nara, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur, State: Maharashtra

3. The names of owners are duly mutated in City Survey records.

4. The report reflecting the flow of the title of the (owner/promoter/developer) on the said land is enclosed herewith as annexure.

Encls: Annexure

Dated: 08-09-2021



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FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.

1. Certified copy of City Survey Property Card as on the date of application for registration.
2. Mutation Entry No. 11661 Dated 04-01-2021
3. Search Report for 30 years from the year 1992 to 2021 taken from Sub Registrar Office at Nagpur.
4. Any other relevant title – Not Applicable
5. Litigations if any – No Litigation.

Dated: 08-09-2021

