

RAM A. JOSHI

Advocate

43, Kotwal Nagar, Ganesh Jyoti
Apartment, 1st Floor, Ring Road,
Khamla, Nagpur 440022.
Tel ☎ : 0712 - 2956761
Cell 📶 : 9422111235
E-mail : advramjoshi@gmail.com

FORMAT – A
(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

SUB : Title Clearance Certificate with respect to ALL THAT Piece and Parcel of Agricultural land at Kh. No. 97/2B admeasuring about 0.81, Jama Rs. 3.60 in Occupancy Class - 1, situated at Mouza - Jamtha, P.H No. 42, Tahsil – Nagpur Gramin, Dist - Nagpur (hereinafter referred as the said property“).

I have investigated the title of the said plot on the request of (Name of owner / promoter / developer / company) and following documents i.e :-

- 1) **M/S PRASANNA BUILDCON**, A Partnership Firm, represented through its Partners, **SHRI NIKHIL S/O PRAKASH CHAPLE, MRS. KAJAL GIRISH JAISWAL, SHRI ARYAN S/O SANJAY MUNDHADA, MRS. NIKITA SWAPNIL ZULLURWAR.**
- 2) This property is purchased by the present owners from Shri Rajendra Dhirajlal Mandaviya and Shri Narendra Dhirajlal Mandaviya by virtue of Sale deed dated 20/01/21 registered with Sub registrar office no. 7 Nagpur at Book No. 1 on even date.
- 3) 7/12 extract or property card issued by government dated 30/09/2021 mutation entry No.5062 dated 02/03/2021.
- 4) Search Report for 14 years from 2008 to 2021

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 PRASANNA BUILDCON**, A Partnership Firm, represented through its Partners, **SHRI NIKHIL S/O PRAKASH CHAPLE, MRS. KAJAL GIRISH JAISWAL, SHRI**



ARYAN S/O SANJAY MUNDHADA, MRS. NIKITA SWAPNIL ZULLURWAR is clear, marketable and without any encumbrances.

Owners of the land

(1) **M/S PRASANNA BUILDCON**, A Partnership Firm, represented through its Partners, **SHRI NIKHIL S/O PRAKASH CHAPLE, MRS. KAJAL GIRISH JAISWAL, SHRI ARYAN S/O SANJAY MUNDHADA, MRS. NIKITA SWAPNIL ZULLURWAR.**

Bearing ALL THAT Piece and Parcel of Agricultural land at Kh. No. 97/2B admeasuring about 0.81, Jama Rs. 3.60 in Occupancy Class - 1, situated at Mouza - Jamtha, P.H No. 42, Tahsil – Nagpur Gramin, Dist – Nagpur.

(4) Qualifying comments . The aforesaid property has been converted into Non Agricultural vide order of The Collector, Nagpur vide no. RCS-35/NAP-34/MOUZA JAMTHA/2021-22 dated 29/09/2021.

3. The report reflecting the flow of the title of ALL THAT Piece and Parcel of Agricultural land at Kh. No. 97/2B admeasuring about 0.81, Jama Rs. 3.60 in Occupancy Class - 1, situated at Mouza - Jamtha, P.H No. 42, Tahsil – Nagpur Gramin, Dist – Nagpur presently owned by **M/S PRASANNA BUILDCON**, A Partnership Firm, represented through its Partners, **SHRI NIKHIL S/O PRAKASH CHAPLE, MRS. KAJAL GIRISH JAISWAL, SHRI ARYAN S/O SANJAY MUNDHADA, MRS. NIKITA SWAPNIL ZULLURWAR** is enclosed herewith as Annexure.

Encl. : Annexure

Date : 30/09/2021


Advocate

(Stamp)



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract as on date.
- 2) 7/12 extract or property card issued by government dated 30/09/2021 mutation entry No.5062 dated 02/03/2021.
- 3) Search Report for 14 years from 2008 to 2021 taken from Sub Registrar Office at Gramin, Nagpur.
- 4) Any other relevant title. No.
- 5) Litigations, if any. No litigations as on date.


Advocate

Date :

30/09/2021

(Stamp)

