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

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FORMAT-A

[Circular No :- 28/2021]

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Plot No. 03 admeasuring 1378.85 sq. mtrs. as per release letter (14841.94 sq. ft.) in the Mane Layout, out of Khasra Nos. 118, 120/1, 121/1, Patwari Halka No.11, City Survey No.182, sheet No. 6 of Mouza – Zingabai Takli, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, Tahsil & District – Nagpur (hereinafter referred as the said plot no "03").

I have investigated the title of the said plot on the request of **M/S.INFINITI INFRAVENTURES.**

M/S.INFINITI INFRAVENTURES and following documents i.e, :-

1) Description of the property i.e. ALL THAT piece and parcel of land bearing Plot No. 03 admeasuring 1378.85 sq. mtrs. as per release letter (14841.94 sq. ft.) in the Mane Layout, out of Khasra Nos. 118, 120/1, 121/1, Patwari Halka No.11, City Survey No.182, sheet No. 6 of Mouza – Zingabai Takli, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, Tahsil & District – Nagpur

2) The documents of allotment of plot. Sale deed

3) 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

M/S.INFINITI INFRAVENTURES

Acting through it's partner/s

1. **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT**
2. **SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**

(4) Qualifying comments/remarks if any - NA

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

Date : 02/11/2021

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FORMAT – A

(Circular No :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) P.R. Card as on date of application for registration.

2) Search Report for 13 years from 2008 till 2021. Taken from Sub-Registrar office at Nagpur

3) Any other relevant title.

4) Litigations if any. TRANSFER OF PROPERTY ACT, MAHA REREA

Date : 02/11/2021

Advocate

OM HARIRAMANI
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