

FORMAT - A (Circular No.:- 28/2021)

LEGAL TITLE REPORT

To,
MahaRERA,
Administrative Building No.1,
1st Floor,
Adjacent to Udyog Bhavan,
Civil Line, Nagpur - 440001

Sub: Title clearance certificate with respect to **ALL THAT** piece and parcel of land bearing Plot No. 18, out of the layout of Srushti Gruhnirman Sahakari Sanstha Maryadit Nagpur, bearing Khasra No. 143, 144, admeasuring 342.80 Sq. Mtrs. (3690 Sq. Ft.), of Mouza-Rengapar, Patwari Halka Number 76, situated at Rengapar, within the limits of Gram Panchayat - Butibori, Tahsil -Nagpur (Rural) and District Nagpur (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of the Owner/ Developer Shri. Suresh Purushottam Hinge and following documents i.e.:-

- 1) Description of the property : **ALL THAT** piece and parcel of land bearing Plot No. 18, out of the layout of Srushti Gruhnirman Sahakari Sanstha Maryadit Nagpur, bearing Khasra No. 143, 144, admeasuring 342.80 Sq. Mtrs. (3690 Sq. Ft.), of Mouza-Rengapar, Patwari Halka Number 76, situated at Rengapar, within the limits of Gram Panchayat - Butibori, Tahsil -Nagpur (Rural) and District Nagpur.
- 2) The documents of allotment of plot:-
 - a) Copy of Sale Deed dated 06.10.2017 favoring Shri. Suresh Purushottam Hinge, registered in the office of Sub - Registrar, Nagpur - 7, in Book No. 1 at Regd. No. 8254
- 3) Copy of 7/12 extract issued by Gram Adhikari, Bori, Nagpur in the name of present owner namely Shri. Suresh Purushottam Hinge, vide Ferfar entry No. 3083 dated. 06.10.2017
- 4) Title search report for 30 years from 1992 till 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 (following Owner/ promoter/ developer/company) i.e. Shri. Suresh Purushottam Hinge is clear, marketable and without any encumbrances.

- 1) Owner of the land :- Shri. Suresh Purushottam Hinge is the owner of **ALL THAT** piece and parcel of land bearing Plot No. 18, out of the layout of Srushti Gruhnirman Sahakari Sanstha Maryadit Nagpur, bearing Khasra No. 143, 144, admeasuring 342.80 Sq. Mtrs. (3690 Sq. Ft.), of Mouza-Rengapar, Patwari Halka Number 76, situated at Rengapar, within the limits of Gram Panchayat - Butibori, Tahsil -Nagpur (Rural) and District Nagpur.

- 2) Qualifying comments/remarks if any - NIL

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.

Date: 27/11/2021

Advocate



Taxation, Legal Corporate & Property Transfers Consultant

H.O.- 102, First Floor, Shreeman Yogi Complex, Nr. Gayatri Bhojanalaya, Above Mobile Den, Khare Town Post Office Building, Dharampeth, Nagpur - 440010

B.O.- 98, Paradise, Opp. Mohey Manyawar, Laxmi Bhawan Square, Dharampeth, Nagpur-440 010

B.O.- 122, First Floor, Renuka Complex, Bada Bazar, Bhandara-441 904

Contact : 0712-2567254, +91- 90963 32353 ; E-Mail :- hiteshparse@gmail.com

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Copy of 7/12 extract in the name of Shri. Suresh Purushottam Hinge
- 2) Mutation Entry No.: Ferfar No. 3083 on dated. 06.10.2017
- 3) Search Report for 30 years 1992 to 2021, taken from Sub Registrar Office at Nagpur Gramin (10)
- 4) Any other Relevant Title:- Copy of Sale Deed dated 06.10.2017 favoring Shri. Suresh Purushottam Hinge, registered in the office of Sub - Registrar, Nagpur - 7, in Book No. 1 at Regd. No. 8254
- 5) Litigation if any:- No Litigation/ encumbrances of any kind is observed

Date: 27/11/2021


Advocate

