OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Ref. No:

Date: 13/12/2021

FORMAT – A

[Circular No :- 28/2021]

To

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to plot No. 3, CTS/C.S. No. 56 situated at Sarda Layout, Hazaripahad, Taluka/District Nagpur (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/S. YUGROSHAN INFRA** and following documents i.e. :-

1) Description of the property – Plot No. 3 admeasuring 1088.4650 Sq. m. in the layout known as **"SARDA LAYOUT"** out of khasra No. 32/2,, city survey No. 56, Sheet No. 41, of Mouza – Hazaripahad, corresponding to municipal corporation house No. 569/3, index No. 068049561, Zone: 02, Ward No. 68, Tahsil and District – Nagpur
2) The document of allotment of plot – Gift Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 4694/2018 dated 26/10/2018
3) Property card issued by City Survey Officer No. 3 dated 18/01/2021 bearing mutation entry no. 5626 dated 23/01/2019.
4) Search report for 13 years from 2008 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 **M/S. YUGROSHAN INFRA** is clear, marketable and without any encumbrances.

Owners of the land

(1) **SMT. CHANDADEVI RAMSWAROOP SARDA,** Plot No. 3, CTS/C.S. No. 56

(2) Qualifying comments/remarks – In view of the said Agreement, **M/S. YUGROSHAN INFRA** is entitled to float a flat scheme and further to transfer the

flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.

The report reflecting the flow of the title of the **M/S. YUGROSHAN INFRA** on the said land is enclosed herewith as annexure.

Encl: Annexure
Date

OM HARIRAMANI
(Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

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

2) Mutation Entry No. 5626

3) Search report for 13 years from 2008 Taken from Sub-Registrar Office at Nagpur.

4) Any other relevant title.

5) Litigations if any. None

Date: 13/12/2021

OM HARIRAMANI
(Advocate)