PARAG S. MOHARE
Advocate

Cell : 9822745817, Email : paragsmohare30@gmail.com
Address : 66-Jija Mata Nagar , Behind Jai Mata School, Dighori, Nagpur-34.

To,

Maha RERA

LEGAL TITEL REPORT

SUBJECT: Title clearance certificate with respect to Plot no. 1 to 105, CTS/C.S. No.140, 165/1, 165/3 situated at. Wanadngri, Taluka Hingna, District Nagpur. (hereinafter referred as the said plot 1 to 105).

I have investigated the title of the said plots on the request of Devikar Land Developers, through its Partner Mr. Pandit Shankarrao Devikar and searched out following documents i.e. :-

1) Ferfar panji, Adhikar Abhilekh Panji, 7/12 extract, Mutation entry of revenue record in relation to Plot no. 1 to 105, CTS/C.S. No.140, 165/1, 165/3 Mouza-Wanadngri, Taluka Hingna, District Nagpur.
2) The documents of allotment of plots.
3) Mutation Entry No. 11154, 10/10/2016.
4) Search report for 30 years from 1992 till 2022.

That, on perusal of the above mentioned documents and search from all other relevant offices relating to title of the said properties, I am of the opinion that the title of Plot no. 1 to 105, CTS/C.S. No.140, 165/1, 165/3 Mouza-Wanadngri, Taluka Hingna, District Nagpur, is clear, marketable and without any encumbrances.

Owners of the land:- Devikar Land Developers, through its Partner Mr. Pandit Shankarrao Devikar.

(1) CTS/C.S. No. 140,

(2) CTS/C.S. No. 165/1,

(3) CTS/C.S. No. 165/3,

The report reflecting the flow of the title of the Devikar Land Developers, through its Partner Mr. Pandit Shankarrao Devikar on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 25/01/2022.

Advocate

(Adv. P.S. Mohare)

PARAG S. MOHARE
Advocate
Reg. No. MAH-2527/2005

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No. 11154.

3) Search report for 30 years from 1992 to 2022, taken from Sub-Registrar office at Hingna, Dist. Nagpur.

   Receipt no. GRN MH 010003452202122 P, Dated 12.12.2021,
   Receipt no. GRN MH 012133496202122P, Dated 25.01.2022,
   Receipt no. GRN MH 012164092202122 P, Dated 25.01.2022.

4) Any other relevant title.-No

5) Litigations if any.- No

Date: 25/01/2022

Advocate.

(Adv. P.S. Mohare)

PARAG S. MOHARE
Advocate
Reg. No. MAH-2527/2008