

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,
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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 comprising of Plot No. 53, 54, 55 containing by admeasurements total area 648 Sq.Mtrs, in the layout of Indraprastha Gruh Nirman Sahkari Sanstha Maryadit, Nagpur, bearing registration No. NGP/HSG/790/1970 out of Khasra No. 90 & 92, Patwari Halka No. 39, bearing City Survey No. 4754, Sheet No. 79, of Mouza – Babulkheda, corresponding to Municipal Corporation House No. 5471/53+54+55 Ward No. 14, Zone No. 3, Index No. 014099466 situated at Vishwakarma Nagar, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur (hereinafter referred as the said plot/s").

I have investigated the title of the said plot on the request of **M/S. S.R.CONSTRUCTION**, through its Partners, **i. SHRI SANJAY S/O. GANGADHAR CHOUDHARI & ii. SHRI MUKESH S/O. RAMDAS KAWDE** I and following documents i.e, :-

1) Description of the property i.e. ALL THAT piece and parcel of land comprising of Plot No. 53, 54, 55 containing by admeasurements total area 648 Sq.Mtrs, in the layout of Indraprastha Gruh Nirman Sahkari Sanstha Maryadit, Nagpur, bearing registration No. NGP/HSG/790/1970 out of Khasra No. 90 & 92, Patwari Halka No. 39, bearing City Survey No. 4754, Sheet No. 79, of Mouza – Babulkheda, corresponding to Municipal Corporation House No. 5471/53+54+55 Ward No. 14, Zone No. 3, Index No. 014099466 situated at Vishwakarma Nagar, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur

2) The documents of allotment of plots. 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. S.R.CONSTRUCTION, (PAN NO. ABHFM2197C)

Through partner/s –

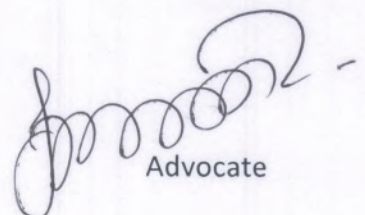
i. SHRI SANJAY S/O. GANGADHAR CHOUDHARI

ii. SHRI MUKESH S/O. RAMDAS KAWDE

(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 : 21/09/2021


Advocate

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ON HARRAMANI
ADVOCATE
JAYESH HARRAMANI
ADVOCATE

FORMAT - A

(Order No. 28/2021)

FLOW OF THE TITLE OF THE LAND

34.10

1) V.A. Card as on date of application for registration

2) Search report for 15 years from 1906 to 2021. Date from 1906 to 2021 as

3) Any other relevant info

4) Subsequent to the TRANSFER OF PROPERTY ACT, 1908



5) SUBMITTED

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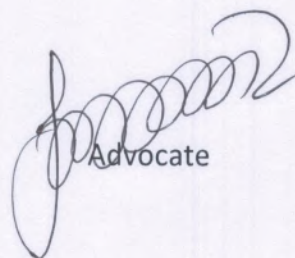
FORMAT – A
(Circular No :- 28/2021)

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 : 21/09/2021


Advocate

