Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 123, 124 and 125 out of the layout of Shri Suraj Gruh Samasya Niwaran Sanstha, Nagpur, containing by **total admeasurements 433.5270 Sq. Mtrs. (i.e. 4666.4846 Sq. Ft.),** being a portion of the entire land bearing Khasra Nos. 91/1, 91/2, 91/3 of **Mouza – SOMALWADA**, Patwari Halka No. 44, bearing **Corporation House No. 3541/C/123+124+125, City Survey No. 583 and Sheet No. 724/98** of Mouza – SOMALWADA, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said plot on the request of Rajat Constructions (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Plot Nos. 123, 124 and 125** out of the layout of Shri Suraj Gruh Samasya Niwaran Sanstha, Nagpur, containing by **total admeasurements 433.5270 Sq. Mtrs. (i.e. 4666.4846 Sq. Ft.),** being a portion of the entire land bearing Khasra Nos. 91/1, 91/2, 91/3 of **Mouza – SOMALWADA**, Patwari Halka No. 44, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"SHRISHTI GULMOHAR APARTMENTS"**, bearing **Corporation House No. 3541/C/123+124+125, City Survey No. 583 and Sheet No. 724/98** of Mouza – SOMALWADA, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 25 FT. WIDE ROAD, ON THE WEST - PLOT NSO. 104, 105 AND 106, ON THE NORTH- 30.00 FT. WIDE ROAD, ON THE SOUTH - PLOT NO. 122.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(2) The Document of allotment of plot :- Sale Deed Dated 08.12.2020 for Plot Nos. 123, 124 and 125 executed Mr. Sudhir Bapurao Zodape in favour of Rajat Constructions. Registered Serial No. 6996/2020.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 48423 dated 23-02-2021.

(4) Search report for 30 years from 1992 to 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

1) Owner of the Plot Nos. 123, 124 and 125 of Mouza – SOMALWADA is Rajat Constructions. CTS /C.S. No 583
2) _____ CTS /C.S. No
3) _____ CTS /C.S. No
4) Qualifying comments / remarks if any:.... (No Comment)

3/- The report reflecting the flow of the title of the Rajat Constructions (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 08.01.2022

Ashwin Patil
Advocate

Format -A

(Circular No 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / Property Card as on date of application for registration - available.
2) Mutation Entry No. 48423 dated 23-02-2021.
3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
4) Any other relevant title. - No
5) Litigations if any. - No

Nagpur.
Dated : 08.01.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15