

R. D. Khobaragade

Advocate

Mobile : 9850390924

Email : advram1608@gmail.com

DBA Office : Room No. 309, Nyay Mandir, Nagpur Ph. No. 2531987(ext 36)

Resi / Off : 34, Old Subhedar Lay-out (Extn), Nagpur – 440024

FORMAT - A

(Circular No. 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Amalgamated Plot No. 79 & 80, CTS / C.S. No. 189, Sheet No. 87 situated at Mauza Wathoda, P. H. No. 34, Tahsil Nagpur, District Nagpur (hereinafter referred as the said plot "79 & 80")

I have investigated the title of the said amalgamated plots on the request of owners 1) **Mr. Satish S/o Santoshrao Patil**, residing at Saibaba Nagar, Kharbi, Nagpur, 2) **Mr. Roshan S/o Birbal Patil**, residing at Friends Colony, Nagpur, 3) **Mr. Harishchandra S/o Krishnarao Ikhar**, residing at Dube Nagar, Hudkeshwar Road, Nagpur, 4) **Mr. Umesh S/o Uddhav Payadalwar**, residing at Chitnis Nagar, Umred Road, Dighori, Nagpur, & 5) **Mr. Vivesk S/o Vijayrao Itankar**, residing at Janki Nagar, Nagpur and following documents i.e.

1) DESCRIPTION OF PROPERTY

An immovable property being piece and parcel of freehold land bearing amalgamated Plot No. 79 & 80, consolidated total area 367.889 sq. mtrs. (3959.9242 sq. feet) as per sale deed, less surrendered area to NMC (Tangent) 21.988 sq. mtrs. (236.676 sq. feet) and amalgamated area 345.901 sq. mtrs. (3723.2473 sq. feet) and as per regularization total area 345.906 sq. mtrs. (3723.3011 sq. feet), situated at Mauza Wathoda, P. H. No. 34, Survey No. 67 in the layout of Mahadeo Nagar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur within territorial limits of Nagpur Improvement Trust and Nagpur Municipal corporation, Tahsil & District Nagpur, City survey No. 189, Sheet No. 87, NMC House No. 2260/79+80

2) The documents of allotment of plots i.e.

- i) A registered Sale Deed bearing No. 2379 / 1987 dated 20/05/1987 in respect of Plot No. 79.

- ii) A registered Sale Deed bearing No. 905 / 1994 dated 13/04/1994 in respect of Plot No. 79.
- iii) A registered Sale Deed bearing No. 1427 / 1998 dated 01/07/1998 in respect of Plot No. 79.
- iv) A registered Sale Deed bearing No. 548 / 2020 dated 22/01/2020 in respect of Plot No. 79.
- v) A release letter issued by Nagpur Improvement Trust in respect of plot No. 79 vide permit No. BE (s) 572 / 472 / 7444 dated 25/05/2004.
- vi) A registered Sale Deed bearing No. 397 / 1993 dated 27/01/1993 in respect of Plot No. 80.
- vii) A registered Sale Deed bearing No. 1428 / 1998 dated 01/07/1998 in respect of Plot No. 80.
- viii) A registered Sale Deed bearing No. 549 / 2020 dated 22/01/2020 in respect of Plot No. 80.
- ix) A release letter issued by Nagpur Improvement Trust in respect of plot No. 80 vide permit No. BE (E) / 3237 Case No. 20030823462 dated 19/09/2016.
- x) An Amalgamation Letter bearing No. ADTP/26/एकत्रीकरण dated 15/07/2020 & Amalgamation Approved Plan issued by Dy. Engineer, Town Planning Department, NMC, Nagpur in respect of amalgamation of Plot No. 79 & 80.
- 3) Property Card issued by City Survey Office No. 2 dated 05/03/2020 vide mutation entry No. 24780 & 24781.
- 4) Search Report for 30 years from 15/06/1991 till 14/06/2021.

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 owners is clear, marketable and without any encumbrances.

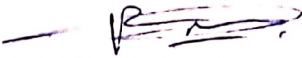
Owners of the Land

- | | |
|---|--------------------|
| 1) Mr. Satish S/o Santoshrao Patil | CTS / C.S. No. 189 |
| 2) Mr. Roshan S/o Birbal Patil | CTS / C.S. No. 189 |
| 3) Mr. Harishchandra S/o Krishnarao Ikhar | CTS / C.S. No. 189 |
| 4) Mr. Umesh S/o Uddhav Payadalwar | CTS / C.S. No. 189 |
| 5) Mr. Vivesk S/o Vijayrao Itankar | CTS / C.S. No. 189 |

The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 12/12/2021


Adv. Ram. D. Khobaragade
 R/o. 34, Old Subhedar Lay-Out,
 (Extn : NAGPUR-24)

R. D. Khobaragade

Advocate

Mobile : 9850390924

Email : advram1608@gmail.com

DBA Office : Room No. 309, Nyay Mandir, Nagpur Ph. No. 2531987(ext 36)

Resi / Off : 34, Old Subhedar Lay-out (Extn), Nagpur – 440024

FORMAT - A

(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card as on the date of application for registration.
- 2) Mutation Entry No. 24780 & 24781 dated 05/03/2020.
- 3) Search Report for 30 years from 15/06/1991 till 14/06/2021 taken from Sub-registrar office No. 1, 2, 3 & 11 at Nagpur.
- 4) Any other relevant title - Nil
- 5) Litigations if any - Nil

Date : 12/12/2021


Adv. Ram. D. Khobaragade
R/o. 34, Old Subhedar Lay-Out,
(Extn.), NAGPUR-24