A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land admeasuring ½ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + ½ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. out of the sanctioned layout known and styled as "Shri. Dutta Vihar" Shri. Bhaskarrao Borkute Patil Nagar, situate behind Hotel Radisson, Narendranagar, Wardha Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR.

1. I have investigated the title of the said Piece of land on the request of M/S. SHRI. RANDAL INFRA, A Proprietary Concern having its Office at 114/115, Ganesh Heights, Ring Road, Khamla, Nagpur and the following documents placed before me for my perusal:-

I. **Description of the Property:**

ALL THAT Piece and Parcel of land admeasuring ½ (17.60 + 33.05) Mtrs. x 45.00 Mtrs. equal to 1139.625 Sq. Mtrs. + ½ 33.38 Mtrs. x 1.14 Mtrs. equal to 19.03 Sq. Mtrs. = 1158.655 Sq. Mtrs. out of the sanctioned layout known and styled as "SHRI. DUTTA VIHAR" Shri. Bhaskarrao Borkute Patil Nagar being a portion of the entire land bearing Kh. No. 58/6 (58/1K (Part) of Mouza – SOMALWADA, bearing City Survey No. 499 and Sheet No. 674/8 of Mouza – SOMALWADA, situate behind Hotel Radisson, Narendranagar, Wardha Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR.

II. **Documents available/perused:**

1. Photocopy of Agreement Settlement Dated 1-6-1987.
2. Photocopy of Death Certificate Dated 14-12-2014.
3. Photocopy of Deed of Release Dated 24-4-2015.
4. Photocopy of Property Card Dated 7-3-2022.
5. Photocopy of Agreement of Development and Sale Dated 16-9-2021.
6. Photocopy of Deed of Declaration Dated 8-3-2022.

III. Property Card Dated 7-3-2022 issued by City Survey Officer, Nagpur-3. Mutation Entry No. 35382 Dated 23-2-2016.

A. A. LULAY
Advocate
Reg. No. MAH/4294/2016

Contd. . .

IV. Search Report for 13 Years i.e. from 2010 to 2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

NAMES	CTS No.	Mutation entry
a. Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute	499	35382
b. Miss. Trupti D/o Late Shri. Dinkarrao Borkute	499	35382
c. Miss. Bhakti D/o Late Shri. Dinkarrao Borkute	499	35382
d. Shri. Rishi S/o Late Shri. Dinkarrao Borkute	499	35382

3. The report reflecting the flow of the title of Smt. Geeta Wd/o Late Shri. Dinkarrao Borkute, Miss. Trupti D/o Late Shri. Dinkarrao Borkute, Miss. Bhakti D/o Late Shri. Dinkarrao Borkute and Shri. Rishi S/o Late Shri. Dinkarrao Borkute on the said Land/Plot is enclosed herewith as Annexure - A.

10/3/2022

NAGPUR
DATED : 10-3-2022.

Enclosed : Annexure - A.

(A. A. LULAY)
Advocate

AJINKYA A. LULAY
Advocate
Reg. No. MAH/4294/2016
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025. (M) 9730414589
Tel. No.(Off) 2293781 (R) 2293281