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 No. 23 out of the sanctioned layout known as "Puranik Layout" containing by admeasurement **306.577 Sq. Mtrs. (i.e. 3300.00 Sq. Ft.)**, being a portion of the entire land bearing Kh. Nos. 19 and 20 of **Mouza - PANDHARABODI**, bearing Corporation House No. 279/A/23, **City Survey No. 54** and **Sheet No. 7** of Mouza - Pandharabodi, situated at Amravati Road, Pandharabodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said plot on the request of M/s A. B. Builders (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the sanctioned layout known as "Puranik Layout" containing by admeasurement **306.577 Sq. Mtrs. (i.e. 3300.00 Sq. Ft.)**, being a portion of the entire land bearing Kh. Nos. 19 and 20 of **Mouza - PANDHARABODI**, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**CHIRAG APARTMENT**", bearing Corporation House No. 279/A/23, **City Survey No. 54** and **Sheet No. 7** of Mouza - Pandharabodi, situated at Amravati Road, Pandharabodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPURand the said entire layout is bounded as under :- ON THE EAST - PLOT NO. 22, ON THE WEST - PLOT NO. 24, ON THE NORTH - PLOT NO. 30, ON THE SOUTH - ROAD.

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

(2) The Document of allotment of plot :- Sale Deed Dated 27-01-2022 for Plot No. 23 executed Mr Jankiprasad Suresh Bhange in favour of M/s A. B. Builders acting through its Proprietor Shri. Akshay Suresh Bhange. Registered Serial No. 834/2022.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 6364 dated 09-02-2022.

(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 No. 23 of Mouza – **PANDHARABODI** is M/s A. B. Builders acting through its Proprietor Shri. Akshay Suresh Bhange. CTS /C.S. No 54
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 M/s A. B. Builders (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 11.02.2022

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. 6364 dated 09-02-2022.
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 : 11.02.2022

Ashwin Patil
Advocate

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