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Ref. No: Date: 26/02/2022

To,
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 5-8, CTS/C.S. No. **41** situated at **Mankapur** Taluka/District – **Nagpur** (Hereinafter referred as the said plots)

I have investigated the title of the said plots on the request of **M/S. HARE KRISHNA BUILDERS**, through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013 and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar, Indora Chowk, Nagpur – 440 017, on the basis of the following documents i.e.

1) Description of Property: ALL THAT piece and parcel of land bearing plot No. 5-8 admeasuring 2993.985 Sq. m. in the layout known as **"MANE LAYOUT"** out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur.
2) The documents of allotment of plot: Sale deeds registered in the office of the Sub-Registrar, Nagpur.
3) Property card No. 41 issued by City Survey Officer No. 3 dated 26/10/2021 bearing mutation entry No. 32170 dated 07/03/2017, mutation entry No. 32276 dated 15/03/2017 and mutation entry No. 43628 dated 25/10/2021.
4) Search report for 13 years from 2008 till 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 **M/S. HARE KRISHNA BUILDERS** is clear, marketable and without any encumbrances.

Owners of the land

1) Shri Vinod Ramnivas Garg is the owner of Plot No. 05, C.T.S. No. 41, of Mouza – Zingabai Takli, Nagpur.
2) Shri Ashok S/o. Deoraoji Girhe is the owner of Plot No. 08, C.T.S. No. 41, of Mouza – Zingabai Takli, Nagpur.
3) Qualifying Comments/remarks: In view of the said Agreements, **M/S. HARE KRISHNA BUILDERS** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.
4) The report reflecting the flow of the title of the **M/S. HARE KRISHNA BUILDERS** on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 26/02/2022

Advocate.

(Stamp)

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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) Mutation entry No. 32170 dated 07/03/2017, mutation entry No. 32276 dated 15/03/2017 and mutation entry No. 43628 dated 25/10/2021.
3) Search report for 13 years from 2009 taken from Sub-Registrar, Office at Nagpur.
4) Any other relevant title: None.
5) Litigations if any: None.

Date: 26/02/2022

Advocate

(Stamp)

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