SARANG D. NIGHOT
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FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
Nagpur.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot / corporation House no. 504/E/1, CTS/C.S. No. 21/1, 21/2 situated at Mouza - Jaitala, Ward No. 74, Nagpur, Taluka/District Nagpur ("hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of Shrungar Developers and following documents i.e. :-

1) Description of the property :- **PRERNA HEIGHT** at CS/CTS/Survey No. 21/1, 21/2. At Village/ Mouza - Jaitala, Kh. No. 15/15, 15/6. Taluka & Dist. Nagpur

2) The documents of allotment of plot :- Sale deeds, Property card, Agreement to sale, Power of attorney, NIT Relese Letter, Sanctioned Map, Building Permit of Dt. 13/01/2022

3) 7/12 extract or property card issued by City Survey office, Nagpur No. 3, Mutation Entry No. 88 Dt. 16/02/2001, 841 Dt. 31/01/2022, 8441 Dt. 11/02/2022, 224 Dt. 17/10/2002

4) Search report for 30 years from 1993 till 2022.

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 / promoter / developer / company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Smt. Deokubai Devraoji Nemad and others CTS/C.S. No. 21/1, 21/2.

5) Qualifying comments / remarks if any .....

The report reflecting the flow of the title of the (owner / promoter / developer / company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 17/02/2022

Nagpur.

(SARANG D. NIGHOT)
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