

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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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 ALL THAT Piece and Parcel of land bearing Khasra No. 380 of Mouza - WANADONGARI, Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "ORANGE CITY PARK", situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of Millenium Developers and Promoters Private Limited (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Khasra No. 380 of Mouza - WANADONGARI, Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "ORANGE CITY PARK", situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR and the said entire layout is bounded as under :- ON THE EAST - KHASRA NO. 381, ON THE WEST - KHASRA NO. 379, ON THE NORTH - KHASRA NO. 378, ON THE SOUTH - KHASRA NO. 366.

(2) The Document of allotment of plot :- Sale Deed Dated 02.05.2015 for Plot No. 380 executed Mr. Krushna Rambhauji Shahakar in favour of Millenium Developers and Promoters Private Limited. Registered Serial No. 2177/2015.

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Advocate
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(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 12667 dated 28-11-2019

(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.

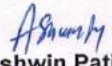
Owners of the land

- 1) Owner of the 380 of Mouza – WANADONGARI is Millenium Developers and Promoters Private Limited. CTS /C.S. No ____
- 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 Millenium Developers and Promoters Private Limited (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.

Dated : 09-04-2022


Ashwin Patil
Advocate

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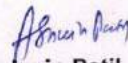
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / Property Card as on date of application for registration - available.
- 2) Mutation Entry No. 12667 dated 28-11-2019.
- 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 : 09-04-2022


Ashwin Patil
Advocate

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