

FORMAT-A

(Circular No. 26_____/2021)

To,

MAHARERA

Administrative Building no.1,

Nagpur

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to plot no. NIL CTS/C.S. No. Kh. 375, situated at Godhani (Railway), Taluka Nagpur (Rural) and District Nagpur (Hereinafter referred to as said Land)

I have investigated the title of the said land on the request of SAI ASSOCIATES Through its Partner/s 1) Shri Harshvardhan S/o Ratnakar Raut, 2) Sau. Prajakta W/o Harshvardhan Raut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) Shri Shekhar S/o Gajanan Pusadkar (owner AND developer) and following documents i.e. -

1) Description of the property.

ALL THAT piece and parcel of land bearing Khasara number 375, land admeasuring about 0.45 H. R. (1.112 Acre), kul jama Land Revenue Rs.3.06/- and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur. The said land is bounded as under-

To the East - KH. No. 368
To the West - KH. No. 377 and 378/A,
To the North - KH. No. 378/A
To the South - KH No. 374 and 376

2) The documents of allotment of plot / land.

That the present owner presented following documents before me.

- i) Copy of sale deed NGN(Gra)-5583-2021 dated 19/03/2021,
- ii) Copy of 7/12 of Kh. No. 375 dated 23/08/2021
- iii) Copy NMRDA Dated 18/10/2021

3) 7/12 extract



- 4) Search report from 2002 to 2022.
- 5) 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 SAI ASSOCIATES SAI ASSOCIATES Through its Partner/s
- 1) Shri Harshvardhan S/o Ratnakar Raut, 2) Sau. Prajakta W/o Harshvardhan Raut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) Shri Shekhar S/o Gajanan Pusadkar (owner AND developer) is clear, marketable and without any encumbrances.

i) Owners of the land

Khasara number 375, land admeasuring about 0.45 H. R. (1.112 Acre), Patwari Halka 12, held in Bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur.

- 6) The report reflecting the flow of the *title* of the SAI ASSOCIATES (owner/ promoter/ developer/ con early) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: ____/01/2022


PRAVIN S. GAIDHANE

ADVOCATE



Adv. Pravin S. Gaidhane
Reg. No. MAH/3072/2005
District Court /High Court, Nagpur
7020782906/9890693383
(Stamp)

