



ESTATE LAW FIRM

E- Stating Legally

To,

The Maharashtra Real Estate Regulatory Authority,

3rd Floor, 'A' Wing, SRA Building,
Anant Kanekar Marg, Bandra (E),
Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasar No. 32, Mouza- Nildoh, admeasuring 1.50 H, Taluka- Hingna, District- Nagpur, State- Maharashtra, (hereinafter referred as the said "PLOT").

We have investigated the title of the said plot on the request of **Mr. VIJAY PRABHAKARRAO NAIDU**, and following documents i.e, :-

1) Description of the property-

Khasar No. 32, Mouza- Nildoh, admeasuring 1.50 H, Taluka- Hingna, District- Nagpur, State- Maharashtra,

2) The documents of allotment of plot-
a. NA

3) 7 /12 extract – Available dated 14th January 2022.

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



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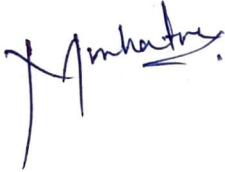
On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Mr. VIJAY PRABHAKARRAO NAIDU** is clear, marketable and without any encumbrances.

Owners of the land

Mr. VIJAY PRABHAKARRAO NAIDU

The Report reflecting the flow of the title of the Owner and Promoter on the said land is enclosed herewith as annexure.

Encl : Annexure A



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FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date of application for Registration. – Available dated 14th January 2022.

2) Mutation Entry No- 1326 dated 14/10/2022

3) Search Report for 30 years from Taken from Sub-Registrar Office at Hingna.

SR NO.	YEAR	TRANSACTION
1.	1993	Nature of Documents- Sale Deed Date of Execution- 18.06.1992 Purchaser- Mr. Janardan Dhawale Seller- Mrs. Mamta Rajendra Suryawanshi Document Serial Number- 3405
2.	2021	Nature of the Document- Power of Presentaion and Admission Date of Execution – 27-08-2021 Party Assigning Power- Mrs. Mamta Rajendra Suryawanshi Power Attory Holder – Mr. Vijay Prabhakarrrao Naidu Document Serial Number- 8384
3.	2021	Nature of Documents- Sale Deed Date of Execution- 28.11.2021 Purchaser- Mr. Vijay Prabhakarrrao Naidu Seller- Mrs. Mrs. Mamta Rajendra Suryawanshi Document Serial Number- 7569

4) Any other relevant title- NO

5) Litigations if any- NO

Date: 28th March 2022



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