MOHAN K. DEOTALE
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FORMAT - A
(Circular No. - _28/2021)

To,
MahaRERA
Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of Kh no. 167/2/1 situated at WELAHARI, Tah. Nagpur (Gramin) Dist. Nagpur (hereinafter referred as the said Khasra No. 167/2/1)

I have investigated the title of the said Khasra on the request of Payal Sanjay Khanorkar & Anand Sudhakar Singh Towar and following documents i.e.:-

1) Description of the property.

All that Piece and Parcel of Land bearing Khasra No. 167/2/1, P.H.No. 38, Gram Panchayat WELAHARI admeasuring 0.87 H.R. Reneve Rs. 3.40, class right - 01, Book No. 1693 & 1732 , Mouza - WELAHARI, Tah. Nagpur (Gramin) Dist. Nagpur.

2) The documents of allotment of Khasra.
   a) Original copy of Registered Sale Deed.
   b) Original Copy of Extract of 7/12.
   c) Original Copy of N.A.
   d) Sanction map of Layout

3) 7/12 extract or property card issued by 20/07/2021 dated 20/07/2021 mutation entry no. 2814

4) Search report for 30 years from 1992 till 2022

2/- On persual 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 Payal Sanjay Khanorkar & Anand Sudhakar Singh Towar is clear, marketable and without any encumbrances.

Owners of the land
(1) Payal Sanjay Khanorkar & Anand Sudhakar Singh Towar CTS/C.S./ Kh. No. 167/2/1
(2) _____ CTS/C.S. No.
(3) _____ CTS/C.S. No.
(4) Qualifying comments/remarks if any No

3/- The report reflecting the flow of the title of the Payal Sanjay Khanorkar & Anand Sudhakar Singh Towar on the said land is enclosed herewith as annexure.

Encl. : Search Report.
Date : 08/03/2022

MOHAN K. DEOTALE 8/03/2022

Advocate MOHAN K. DEOTALE
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FLOW OF THE TITLE OF THE SAID LAND

Sr.No

1) 7/12 extract/ P.R Card as on date of application for registration
2) Mutation Entry No. 2814
3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar office at Nagpur (Gramin)
4) Any other relevant title -No
5) Litigations if any - No

Date : 08/03/2022

08/03/2022

MOHAN K. DEOTALE

Advocate MOHAN K. DEOTALE
Advocate
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Vishva-Rukma Apartment
Wanjari Nagar, Nagpur