

MANGALA B. MANOHAR

LL.M.

(Constitutional Law & Administrative Law)

A-18, Sahu Colony, Bajrang Nagar, Manewada Road, Nagpur - 440027

Mobile: 9075091973, Email I'd: kasturikanak@gmail.com

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra No. 81(Part), P.H. No. 20, of Mohuza Kapsi, Tahasil Kamptee, District Nagpur.

I have investigated the title of the said plot on the request of M/S Mangalam, through its Partner Mr. Shravan Ratnakar Nerkar, and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of Sale Deed of owner i.e., M/s Mangalam, through its Partner Mr. Shravan Ratnakar Nerkar
- 3) 7/12 extract or property card issued by Talathi dated 05-04-2022, mutation entry No. 5428
- 4) Search report for 30 years from 1992 till 2021-22.

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: - M/s Mangalam, through its Partner Mr. Shravan Ratnakar Nerkar.

1. CTS/CS No/Survey No. 79
2. CTS/CS No/Survey No. 81
3. CTS/CS No/Survey No. 93
4. CTS/CS No/Survey No. 82

The report reflecting the flow of the title of the M/s Mangalam, through its Partner Mr. Shravan Ratnakar Nerkar on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 12-04-2022

Advocate.
M. Manohar
Mangala B. Manohar
Advocate

(Adv. Mangala B. Manohar)

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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. 5428
- 3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.
- 4) Any other relevant title. No
- 5) Litigations if any. No

Date: 12-04-2022

Advocate.

Mangala B. Manohar
Mangala B. Manohar
Advocate

(Adv. Mangala B. Manohar)