

To, MahaRERA

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to Land/plot. Survey No. 525,526,527,and 529/1
CTS/CS. No. Situated at Mauza Umred Taluka Umred/District Nagpur (Hereinafter
referred as the said Land/Plot “ ”).

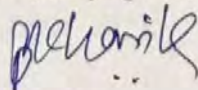
I have investigated the title of the said Land the request of Name of the owner/ M/s. Balaji Land
Developers through Partners Shri. Dhanraj S/o Ramkrushna Bhalerao and others office at
Umred Tah. Umred Distt. Nagpur.

Developers promoter/developer/company) and following documents i.e.:-

- 1) Description of the Property:- All that piece and parcel of land situated at Mauza
Umred Tah. Umred P.H.N. 46 Tah Umred Distt. Nagpur, bearing its Survey No.
525 admeasuring area about 2.20 Hrs L.R. 8.55 Rs. Class I, Survey No. 526
admeasuring area about 0.06 Hrs L.R. 0.25 Rs. Class I, Survey No. 527
admeasuring area about 1.00 Hrs L.R. 3.85 Rs. Class I and Survey No. 529/1
admeasuring area about 1.74 Hrs L.R. 4.20 Rs. Class I.
- 2) The documents of allotment of plot/Land:-
 - a) Sale deed executed on dated 11/10/2021 vide its registered document No.
3693/2021 registered in the office of Sub- registrar Umred.
 - b) Sale deed executed on dated 11/10/2021 vide its registered document No.
3694/2021 registered in the office of Sub- registrar Umred.
 - c) Sale deed executed on dated 11/10/2021 vide its registered document No.
3695/2021 registered in the office of Sub- registrar Umred.
- 3) 7/12 extract or property card issued by Talathi Mauza Umred Distt. Nagpur
..... dated...../ mutation entry no.....
- 4) Search report for 30 years from year 1993 till 2022.

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/
promoter/developer/company) i.e. M/s. Balaji Land Developers through Partners Shri.
Dhanraj S/o Ramkrushna Bhalerao and others office at Umred Tah. Umred Distt. Nagpur,
is clear, marketable and without encumbrances. (if any encumbrances please mention in separate
sheet) Owners of the land/Plot

- 1) Survey No. 525 admeasuring area about 2.20 Hrs L.R. 8.55 Rs. Class I
- 2) Survey No. 526 admeasuring area about 0.06 Hrs L.R. 0.25 Rs. Class I
- 3) Survey No. 527 admeasuring area about 1.00 Hrs L.R. 3.85 Rs. Class I
- 4) Survey No. 529/1 admeasuring area about 1.74 Hrs L.R. 4.20 Rs. Class I
- 5) Qualifying comments/ remarks if any.....



PRAKASH M. KHATIK
B.A.,LL.B;LL.M.
Advocate M No.9226491675
50,Gajanan Nagari,Parsodi Peth
Umred Dist Nagpur(M.S)-441203

3) The report reflecting the flow of the title of the owner/promoter/developer/company) i.e. M/s. **Balaji Land Developers through Partners Shri. Dhanraj S/o Ramkrushna Bhalerao and others office at Umred Tah. Umred Distt. Nagpur** on the said land/plot is enclosed herewith as annexure.

Annexure "A" OF THE PROPERTY/IES

An agricultural landed property Situated at Mauza Umred P.H.N. 46 Tah. Umred Distt. Nagpur bearing its Survey No. 525 admeasuring total area near about 2.20 Hrs L.Rs. 8.55 Rs. Class I which is bounded as follows-

East :- Survey No. 612 & 613
West :- Survey No. 526
North :- Survey No. 527
South :- Survey No. 524

Annexure "B" OF THE PROPERTY/IES

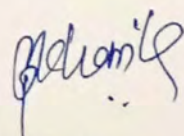
An agricultural landed property Situated at Mauza Umred P.H.N. 46 Tah. Umred Distt. Nagpur bearing its Survey No. 526 admeasuring total area near about 0.06 Hrs L.Rs. 0.25 Rs. Class I which is bounded as follows-

East :- Survey No. 525
West :- Boundry Sarhad
North :- Survey No. 527
South :- Survey No. 524

Annexure "C" OF THE PROPERTY/IES

An agricultural landed property Situated at Mauza Umred P.H.N. 46 Tah. Umred Distt. Nagpur bearing its Survey No. 527 admeasuring total area near about 1.00 Hrs L.Rs. 3.85 Rs. Class I which is bounded as follows-

East :- Survey No. 613
West :- Boundry Sarhad
North :- Survey No. 529/1
South :- Survey No. 525



PRAKASH M. KHATIK

B.A., LL.B.; LL.M.

Advocate M.No.9226491675

50, Gajanan Nagari, Parsodi Pet
Umred Dist. Nagpur (M.S.)-431200

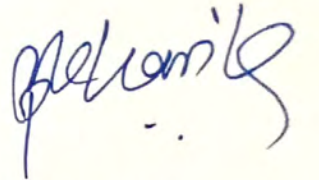
Annexure "D" OF THE PROPERTY/IES

An agricultural landed property Situated at Mauza Umred P.H.N. 46 Tah. Umred Distt. Nagpur bearing its **Survey No. 529/1** admeasuring total area near about **1.74 Hrs L.Rs. 4.20 Rs. Class I** which is bounded as follows-

East :-	Survey No. 529/2
West :-	Boundry Sarhad
North :-	Survey No. 531
South :-	Survey No. 527

Date: /04/2022

Place: Umred



Stamp & Signature of the Advocate

PRAKASH M. KHATIK

B.A,LL.B;LL.M.

Advocate M.No.9226491675
50, Gajanan Nagari, Parsodi Peth
Umred Dist. Nagpur (M.S)-441203

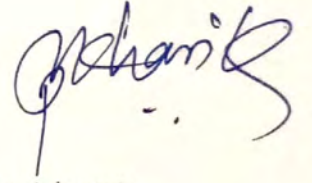
FLOW OF THE TITLE OF THE SAID LAND

SR. No.

- 1) 7/12 extract/ Property Card as on of application for registration.
 - a) Survey No. 525 admeasuring area about 2.20 Hrs L.R. 8.55 Rs. Class I
 - b) Survey No. 526 admeasuring area about 0.06 Hrs L.R. 0.25 Rs. Class I
 - c) Survey No. 527 admeasuring area about 1.00 Hrs L.R. 3.85 Rs. Class I
 - d) Survey No. 529/1 admeasuring area about 1.74 Hrs L.R. 4.20 Rs. Class I
- 2) Mutation Entry No.....
- 3) Search report for 30 years from the year **1993 till 2022** taken from sub registrar office at
Umred
- 4) Any other relevant title.
- 5) Litigation if any.-- **Nill**

Date: /04/2022

Place: Umred



Stamp & Signature of the Advocate

PRAKASH M. KHATIK

B.A., LL.B.; LL.M.

Advocate M.No.9226491675

50, Gajanan Nagari, Parsodi Peth

Umred Dist. Nagpur (M.S.)-441203