

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandlr, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing **Plot No. 22 & 23**, total admeasuring **278.58 Sq. Mtrs.** of Khasara No. 1/3, P. H. No. 34, Mouza - Dighori, Sheet No. 361/13, City Survey No. 3, Ward No. 21, Corporation House Nos. 2494/22, 2494/23, Pawansut Nagar, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Nagpur Municipal Corporation Nagpur, Tah. and Dist. NAGPUR and bounded as under :-



On the East by	:	30 Fts. wide Road
On the West by	:	Plot Nos. 4 & 5
On the North by	:	Plot No. 21
On the South by	:	Plot No. 24

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of SHRI BALAJI ENTERPRISES, NAGPUR and following documents ;

i) Description of Property

All that piece and parcel of land bearing **Plot No. 22 & 23**, total admeasuring **278.58 Sq. Mtrs.** of Khasara No. 1/3, P. H. No. 34, Mouza - Dighori, Sheet No. 361/13, City Survey No. 3, Ward No. 21, Corporation House Nos. 2494/22, 2494/23, Pawansut Nagar, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Nagpur Municipal Corporation Nagpur, Tah. and Dist. NAGPUR and bounded as under :-

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On the East by : 30 Fts. wide Road
On the West by : Plot Nos. 4 & 5
On the North by : Plot No. 21
On the South by : Plot No. 24

ii) The Document (Sale Deed) of the aforesaid property :

Plot Nos.	Date	S.R.O. No.	Registration No.
22 & 23	28/01/2021	3	711

iii) Property Card issued by City Survey Department dated 17/03/2021.

Plot Nos.	Mutation No.	Mutation Date
22 & 23	27769	17/03/2021

iv) Search Report of 30 Years from 01/01/1992 to 02/09/2021.

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 the owner Shri Balaji Enterprises, Nagpur, a partnership Firm having its office at Plot No. 5, Bhole Nagar, Pipla Road, Annapurna Layout, Nagpur - 440 034, PAN. AEIFS 4799 G is clear, marketable and without any encumbrances.

Owner of the Land : Shri Balaji Enterprises, Nagpur, a partnership Firm having its office at Plot No. 5, Bhole Nagar, Pipla Road, Annapurna Layout, Nagpur - 440 034, PAN. AEIFS 4799 G

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated - 15/12/2021


(ADV. K. S. GAUTAM)

