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PARVEZ S. HUSAIN

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FORMAT – A
(Circular No. 28/2021)

Date : 24/05/2022

To,
MahaRERA,
Nagpur

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to N.I.T. Plot No. 04, C.S. No. 492 of Sheet No. 157 situated at Lakadganj, Nagpur Taluka and District – Nagpur ("hereinafter referred as the said plot")

1] I have investigated the title of the said plot on the request of Shri Aziz Asgherali Fidvi (owner/promoter) and the following documents i.e.

1) Description of Property :
All that the land bearing N. I. T. Plot No. 4 in Central Road Section III of Nagpur Improvement Trust, Nagpur in Khasra No. 262, City Survey No. 492 of sheet No. 157 bearing N. M. C. House No. 935 situated at Lakadganj Layout, Nagpur in Ward No. 38 of Mouza - Nagpur, Tahsil & District - Nagpur admeasuring about 471.01 Sq. Mt. as per N.I.T. and 450 Sq. Mt. as per City Survey Which is bounded as under:

ON THE NORTH : Plot No. 03
ON THE SOUTH : Plot No. 05
ON THE EAST : Road
ON THE WEST : Road

2) The Documents of Plot :
i) Copy of Lease Deed executed and registered by N.I.T.in favour of original lessee bearing registration No. 157(P) on dated 05/02/1997 in book No. Add-1, Volume No. 255on page No. 13 to 15.
ii) Copy of will deed executed by Ahamadbhai Hazimiya Mitha
iii) Copy sale deed which was executed in favour of owner/promoter on dated 10/01/2020 bearing registration No. 258/2020 in the office of sub-registrar, Nagpur

3) Property card issued by City Survey office, Nagpur-1 31/05/2022 with mutation entry No. 12415 dated 03/08/2020
4) Search report for 30 years from 1993 to 23/05/2022

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

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the title of (following owner and/or promoter is clear, marketable and without any encumbrances.

Owners of the land

1)	Ali Asgar Saifuddin Kotawal	C.S. No. 492 of Sheet No. 157
2)	Yakub Hatimbhai Maccawala	C.S. No. 492 of Sheet No. 157
3)	Aziz Asgharali Fidvi	C.S. No. 492 of Sheet No. 157
4)	Ahmad Ghulamabbas Thekawala	C.S. No. 492 of Sheet No. 157
5)	Remarks Nil	

3] The report reflecting the flow of the title of the owner/ promoter on the said land is ecclosed herewith as annexure

Encl: Annexture

Date 24/05/2022

P. Husain

(PARVEZ S. HUSAIN)
Advocate
PARVEZ S. HUSAIN
Advocate
Resham Oli, Itwari,
NAGPUR.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) P. R. Card as on date of application for registration
2) Mutation Entry No. 12415
3) Search report for 30 years from 01/06/1993 to 23/05/2022 Taken from Sub Registrar office at Nagpur
4) i) Copy of lease deed executed by N.I.T., Nagpur
   ii) Copy of sale deed bearing registration No. 258/2020
5) Litigation if any : No litigation against search property.

Date /05/2022

(PARVEZ S. HUSAIN)
Advocate
PARVEZ S. HUSAIN
Advocate
Resham Oli, Itwari,
NAGPUR.