

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Ref. No:

Date: 28/12/2021

FORMAT – A

[Circular No:-28/2021]

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. Plot No.04, 09, city
survey No.41 sheet No.31, Mouza- Zingabai Takli, Nagpur District
Nagpur
(Hereinafter referred as the said land)

I have investigate the title of the said plot on the request of (M/S
HARE KRISHNA BUILDERS, through partner Smt. Shruti Pankaj Dhawan.

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

1) **Description of Property-**

- a) Plot No.04, area admeasuring 1410.275 Sq.
Mtrs. out of Khasra No. 25, City Survey No.41,
sheet No. 31, Mouza - Zingabai Takli,
corresponding to Municipal Corporation House
No. 516/E/4+5+6, Ward No. 61, Zone No.
10, Index No. 061053089, Situated at
Gorewada, Nagpur District Nagpur.

b) Plot No.09, area admeasuring 1676.4260 Sq.
Mtrs. out of Khasra No. 25, City Survey No.41,
sheet No. 31, Mouza - Zingabai Takli,
corresponding to Municipal Corporation House
No. 516/D/9, Ward No. 61, Zone No. 10, Index
No. 61SKP0188065, Situated at Gorewada,
Nagpur District Nagpur.

- 2) The documents of allotment of plot.- Plot No. 04 by way of Power of Attorney duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 3478/2021 dated 09/06/2021 and Plot No. 09 by way of Power of Attorney duly registered in the office of the Sub-Registrar, Nagpur – 6, bearing serial/registration No. 5886/2021 dated 16/09/2021.
- 3) Property card of **Plot No. 04** issued by City Survey Officer No. 3 dated 26/10/2021 bearing mutation entry no. 43584 dated 26/10/2021. And Property card of **Plot No. 09** issued by City Survey Officer No. 3 dated 25/10/2021 bearing mutation entry no. 43628 dated 25/10/2021.
- 4) Search report for 13 years From 2008 Till 2021.

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.

Owner of the land

- 1) M/s Hare Krishna Builders City Survey No. 41

- 2) Qualifying Comments/remarks -In view of the said Agreement, **M/S. HARE KRISHNA BUILDERS** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.
- 3) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as Annexure.

Encl: Annexure

Date



OM HARIRAMANI

(Advocate)

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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. 43584 of Plot No. 04 & Mutation Entry No. 43628 of Plot No. 09.
- 3) Search report for 13 years from 2008 Taken from Sub-Registrar Office at Nagpur.
- 4) Any other relevant title.
- 5) Litigations if any. None

Date:28/12/2021



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(Advocate)

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