OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 1500 Sq. m., being retainable portion/share "A", out of Khasra No. 57, City Survey No. 418, Sheet No. 903/77, 908/74, 908, 911, 919, 920/55, of Mouza – Nari, Tahsil & District – Nagpur (hereinafter referred as the said property).

1) I have investigated the title of the said property on the request of **SHRI JAYPRAKASH S/O. BALIRAM SAHAJRAMANI**, and following documents i.e. –
   i. **Description of the property:** ALL THAT piece and parcel of land admeasuring 1500 Sq. m., being retainable portion/share "A", out of Khasra No. 57, City Survey No. 418, Sheet No. 903/77, 908/74, 908, 911, 919, 920/55, of Mouza – Nari, corresponding to Municipal Corporation House No. 2165/E, ward No. 57, situated at Dixit Nagar, Nagpur, Tahsil and District Nagpur.
   ii. **The document of allotment of property:** Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 2396/2013 dated 25/04/2013.
   iii. Property card No. 418 issued by City Survey Officer No. 2 dated 26/06/2013 bearing mutation entry No. 7479 dated 26/06/2013.
   iv. Search report for 13 years from 2009 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 **SHRI JAYPRAKASH S/O. BALIRAM SAHAJRAMANI** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)
   i. **Owners of the land:**

ii. Qualifying comments/remarks if any: **SHRI JAYPRAKASH S/O. BALIRAM SAHAJRAMANI** 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 **SHRI JAYPRAKASH S/O. BALIRAM SAHAJRAMANI** on the said land is enclosed herewith as annexure.

Advocate

Encl: Annexure

Date: 07/02/2022

(Stamp)

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FORMAT – A

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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. 7479 dated 26/06/2013.
3) Search report for 13 years from 2009 taken from Sub-Registrar, Office at Nagpur.
4) Any other relevant title: None.
5) Litigations if any: None.

Date: 07/02/2022

Advocate

(Stamp)