OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Ref. No: Date: 22/03/2022

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(Circular No:- 28/2021)

To

MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 3 and 4, CTS/C.S. No. **401** situated at **Nara** Taluka/District – **Nagpur** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **BHAVYA INFRAVENTURES PRIVATE LTD., through Director SHRI MURLIDHAR S/O. GOVINDRAM WADHWANI** on the basis of the following documents i.e.

1) Description of Property: ALL THAT piece and parcel of land comprising of Plot No. 3 admeasuring 503.6010 Sq. m. (as per NIT release letter) and Plot No. 4 admeasuring 555.5300 Sq. m. (as per NIT release letter) having total area 1059.131 Sq.Mtrs, out of Khasra No. 145 (145/1), Patwari Halka No. 11 bearing City Survey No. 401, Sheet No. 635/96, 634/97 of Mouza – Nara, corresponding to municipal corporation house No. 3092/B/3 & 3092/B/4 Zone No.9, ward No. 57, situated at Koradi Road, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur.
2) The documents of allotment of plot: Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 1993/2022 dated 11/03/2022.
3) Property card No. 401 issued by City Survey Officer No. 2 bearing mutation entry No. 2062 dated 25/01/2011 for plot No. 3 and mutation entry No. 2188 dated 07/03/2011 for plot No. 4.
4) Search report for 13 years from 2009 till 2022.

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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 **BHAVYA INFRAVENTURES PRIVATE LTD., through Director SHRI MURLIDHAR S/O. GOVINDRAM WADHWANI,** is clear, marketable and without any encumbrances.

Owners of the land

BHAVYA INFRAVENTURES PRIVATE LTD.,
(PAN AAGCB4742B)
Through its Director –
SHRI MURLIDHAR S/O. GOVINDRAM WADHWANI
R/o. Plot No. 5, Near Dayanand Park, Jaripatka, Nagpur – 440 014.

5) Qualifying Comments/remarks: **BHAVYA INFRAVENTURES PRIVATE LTD., through Director SHRI MURLIDHAR S/O. GOVINDRAM WADHWANI** 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.

6) The report reflecting the flow of the title of the **BHAVYA INFRAVENTURES PRIVATE LTD., through Director SHRI MURLIDHAR S/O. GOVINDRAM WADHWANI** on the said land is enclosed herewith as Annexure.

Encl: Annexure/s.
Date: 22/03/2022

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. 2062 dated 25/01/2011 for plot No. 3 and mutation entry No. 2188 dated 07/03/2011 for plot No. 4.

3) Search report for 13 years from 2009 taken from Sub-Registrar office at Nagpur.

4) Any other relevant title.

5) Litigations if any. None.

Date: 22/03/2022

OM HARIRAMANI
(Advocate)

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