OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT (freehold) piece and parcel of land comprising of amalgamated Plot No. 596 and Plot No. 597 admeasuring 1333.80 Sq. Mts. bearing City Survey No. 90 under Panchpaoli Housing Accommodation Scheme, out of Circle No. 1, Unit No. 1, sheet No. 276/15 of Mouza — Hansapuri, corresponding to Municipal Corporation House No. 704 & 705 ward No. 53 Tahsil & District – Nagpur (hereinafter referred as the said property).

1) I have investigated the title of the said property on the request of **M/S. RAJKALA DEVELOPERS,** through its partner, **SHRI ANIL S/O. RAMDAS UKEY**, R/o. Plot No. 891, Buddha Nagar, Dr. Ambedkar Road, Nagpur – 440 017, and following documents i.e. –

   i. **Description of the property:** ALL THAT (freehold) piece and parcel of land comprising of amalgamated Plot No. 596 and Plot No. 597 admeasuring 1333.80 Sq. Mts. bearing City Survey No. 90 under Panchpaoli Housing Accommodation Scheme, out of Circle No. 1, Unit No. 1, sheet No. 276/15 of Mouza — Hansapuri, corresponding to Municipal Corporation House No. 704 & 705 ward No. 53 Tahsil & District – Nagpur

1.1 **The document of allotment of property:** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 1, at serial/Registration No. 5233-2020 dated 23/09/2020 and Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 6, at serial/Registration No. 767-2021 dated 25/01/2021.

ii. property card No. 90 issued by City Survey Officer No.2 dated 29/03/2022 bearing mutation entry No. 6704 dated 28/03/2022.

iii. 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 **M/S. RAJKALA DEVELOPERS** is as per detailed title verification report annexed herewith

i. **Owners of the land:**

M/S. RAJKALA DEVELOPERS

through its partners

1. **SHRI ANIL S/O. RAMDAS UKEY,**
2. **SHRI DILIP S/O. RAMDAS UKEY,**
3. **SHRI SUSHANK S/O. ANIL UKEY.**

Qualifying comments/remarks if any: **M/S. RAJKALA DEVELOPERS** 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 subject to clearance and NOC of the bank as per detailed title verification report annexed herewith.

3) The report reflecting the flow of the title of **M/S. RAJKALA DEVELOPERS,** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate

Date: 20/04/2022

(Stamp)

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

FORMAT – A
(Circular No. 28/2021)

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. 6704 dated 28/03/2022 in the name of owner.
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: 20/04/2022

Advocate
(Stamp)

OM HARIRAMANI
ADVOCATE
12A, 3rd Floor, NMC Complex,
J.B. Wing, Mangalwari, Sadar,
NAGPUR-
(M) 9373107039, 9326444422,
9325557700