

**FORMAT – A****(Circular No. :- 28/2021)**

To

MahaRERA, Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Plot No. 19**, total admeasuring **4200 Sq.Ft. (390.12 Sq.Mtrs.)**, being a portion of the entire land bearing **Survey / Khasra No. 14/2**, having **Municipal Corporation House No. 503/19, Sheet No. 188-C, City Survey No. 19** of **Mouza – Jaitala**, P.H. No. 44, situated at – NMC Ward No. 74, Janhit Gruh Nirman Sahakari Sanstha, Rajendra Nagar Layout, Nagpur ("hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of **Mrs. Jayashree Dhananjay Sakharkar** and **M/s. Shree Infratech Through its Partner - Mr. Vinay Pundlikrao Sambhe** and following documents i.e. :-

- 1) Description of the property – **Aashray Residency, Plot No. 19, City Survey No. 19**, of Village / Mouza - Jaitala, Kh. No. 14/2. situated at – Ward No. 74, Janhit Gruh Nirman Sahakari Sanstha, Rajendra Nagar Layout, Nagpur, Taluka & Dist. Nagpur
- 2) The documents of allotment of plot - Sale deed/s, Property card, Agreement of Development, Sanctioned map, Building permit of Dt. **16/02/2022**
- 3) Property Card Issued by City Survey office, Nagpur No. 3.
- 4) Search report for 30 years from 1993 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 (following owner / promoter / developer / company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land

- (1) **Mrs. Jayashree Dhananjay Sakharkar, Plot No. 19, City Survey No. 19 of Mouza – Jaitala.**

- (4) Qualifying comments/remarks if any

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.

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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) Search report for 30 years from 1993 to 2022 Taken from Jt. Sub-Registrar' office at Nagpur.
- 3) Any other relevant title.
- 4) Litigations if any.

Date : 14/03/2022.

(SARANG D. NIGHOT)
Advocate

SARANG D. NIGHOT
B.A., D.J.R.P.M., LL.B.

Advocate