

P.M.RAMRAKHIYANI

OFFICE :

Flat No. 101, Asthavinayak
Apartments,
Near Jaripatka Police Station,
Nara Road, Jaripatka, Nagpur-14
MOBILE/TEL 8329781042

**B.Com, LL. B.
ADVOCATE**

COURT ROOM :

Room No 319, "NYAYA MANDIR",
3RD Floor, Civil Lines,
Nagpur

(PLEASE CORRESPOND ONLY AT OFFICIAL ADDRESS)

To,
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no.7,8,9,10,11,12,13,14,15,16,21,22 & R-3, Khasra No. 83/2, Mouza Gorewada CTS/CS. No 237, Sheet No. 73, Taluka/District Nagpur (hereinafter referred as the said plot“ “)

I have investigated the title of the said plot on the request of Owner M/s. Nanik Enterprises, Prop. Bhawana Mahesh Sadhwani and following documents i.e. :-

- 1) Description of the property : Plot no.7,8,9,10,11,12,13,14,15,16,21,22 & R-3, Khasra No. 83/2, Mouza Gorewada CTS/CS. No 237, Sheet No. 73, Taluka/District Nagpur
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by City Survey dated 02-03-2020 mutation entry no.4816
- 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 M/s. Nanik Enterprises is clear, marketable and without any encumbrances. Owners of the land M/s. Nanik Enterprises, Prop. Bhawana Mahesh Sadhwani CTS/CS. No. 237

3/- The report reflecting the flow of the title of the M/s. Nanik Enterprises on the said land is enclosed herewith as annexure.

End: Annexure

Date : 10th April 2022


P.M.RAMRAKHIYANI
Advocate

P.M.RAMRAKHIYANI

OFFICE :

Flat No. 101, Asthavinayak
Apartments,
Near Jaripatka Police Station,
Nara Road, Jaripatka, Nagpur-14
MOBILE/TEL 8329781042

**B.Com, LL. B.
ADVOCATE**

COURT ROOM :

Room No 319, "NYAYA MANDIR",
3RD Floor, Civil Lines,
Nagpur

(PLEASE CORRESPOND ONLY AT OFFICIAL ADDRESS)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration dated 02-03-2020
- 2) Mutation Entry No. 4816
- 3) Search report for 30 years from 1993 Till 2022 Taken from Sub-Registrar'
office No. 1, Nagpur City.
- 4) Any other relevant title - NO
- 5) Litigations if any - NO

Date : 10th April 2022


P.M.RAMRAKHIYANI

Advocate