Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To
MahaRERA

NON-ENCUMBRANCE CERTIFICATE

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 130** of **Mouza – PANJRI (Bu.),** Patwari Halka No. 42, having an **area of 2.89 Hectares R.**, Land Revenue Rs. 9.86/- Yearly, held in Occupancy Class – 1 Rights, Khate No. 333 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"MANGALDEEP CITY-3"**, situated at Village – Panjri (Bu), within the limits of the Grampanchayat Panjri (Bu) in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "land").**

I have investigated the title of the said land on the request of Mangaldeep Developers (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:
ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 130** of **Mouza – PANJRI (Bu.),** Patwari Halka No. 42, having an **area of 2.89 Hectares R.**, Land Revenue Rs. 9.86/- Yearly, held in Occupancy Class – 1 Rights, Khate No. 333 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"MANGALDEEP CITY-3"**, situated at Village – Panjri (Bu), within the limits of the Grampanchayat Panjri (Bu) in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 15 MTRS. PANDHAN, ON THE WEST - KH. NO. 141, ON THE NORTH - KH. NO. 131 & 132, ON THE SOUTH – KH. NOS. 128 & 129.

(2) The Document of allotment of land :- Sale Deed Dated 07-01-2022 for Khasra No. 130 executed (1) Smt. Chandadevi Ramswaroop Sarda, (2) Mrs. Veena Rajesh Sarda in favour of Mangaldeep Developers, Registered Serial No. 134/2022 on 07-01-2022.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(3) Yet to be mutated the name of Mangaldeep Developers on the 7/12 records.

(4) Search report for 30 years from 1992 to 2021

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) is clear, marketable and without any encumbrances.

Owners of the land

1) Owner of the **Khasra No. 130** of Mouza – PANJRI (Bu.) is Mangaldeep Developers. CTS /C.S. No ____
2) _____ CTS /C.S. No
3) _____ CTS /C.S. No
4) Qualifying comments / remarks if any:.... (No Comment)

3/- The report reflecting the flow of the title of the Mangaldeep Developers (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 01.04.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Format -A
(Circular No 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / Property Card as on date of application for registration - available.
2) Yet to be mutated the name of the Mangaldeep Developers.
3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
4) Any other relevant title. - No
5) Litigations if any. - No

Nagpur.
Dated : 01.04.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15