

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

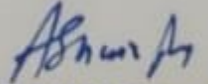
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 2 and 3 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements **578.7410 Sq. Mtrs.** (i.e. 6229.57 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of **Mouza – ZINGABAI TAKLI, TAKLI, P.S.K. 11 TOGETHERWITH** a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"KESHAV APARTMENTS"**, bearing **City Survey No. 188, Sheet No. 664/10** of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of M/s Shri Parasnath Properties (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Plot Nos. 2 and 3** out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements **578.7410 Sq. Mtrs.** (i.e. 6229.57 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of **Mouza – ZINGABAI TAKLI, TAKLI, P.S.K. 11 TOGETHERWITH** a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"KESHAV APARTMENTS"**, bearing **City Survey No. 188, Sheet No. 664/10** of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 9.00 MTRS. WIDE ROAD, ON THE WEST - PLOT NO. 4, ON THE NORTH - 9.00 MTRS. WIDE ROAD, ON THE SOUTH - PLOT NOS. 10 & 11.


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

(2) The Document of allotment of plot :- Sale Deed Dated 06.08.2019 for Plot Nos. 2 and 3 executed M/s Pushkar Homes Private Limited acting through its Director Mr. Vishal Rajeshkumar Agrawal in favour of M/s Shri Parasnath Properties acting through its Partners Mr. Parag Ravindra Lashkare. Registered Serial No. 5501/2019.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 40224 dated 11.11.2019.

(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.

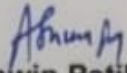
Owners of the land

- 1) Owner of the Plot Nos. 2 and 3 of Mouza – ZINGABAI TAKLI is M/s Shri Parasnath Properties. CTS /C.S. No 188
- 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 M/s Shri Parasnath Properties (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.

Dated : 05.05.2022


Ashwin Patil
Advocate

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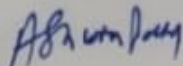
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / Property Card as on date of application for registration - available.
- 2) Mutation Entry No. 40224 dated 11.11.2019.
- 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 : 05.05.2022


Ashwin Patil
Advocate

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