RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor,
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 50/3/1** admeasuring about **1770.04 Sq.mtr.** i.e 19,052.71 Sq.Ft. out of the sanctioned Non agricultural layout carved in retainable share admeasuring 0.33 Hectares i.e. 3300.00 Sq.mtr. out of 1.24 Hectare being the portion of the entire land bearing Kh. No. 50/3 of MOUZA – BESA, P.H No. 38, Tah Nagpur Gramin, District – Nagpur (Hereinafter referred to as "THE SAID PROPERTY")

I have investigated the title of **Plot No. 50/3/1** on the request of SHRI AMIT VIJAYRAO MARAWAR and following documents i.e.:-

1. I have found that the present owners of the aforesaid property are M/s INCHES REALITIES, through its Partners 1) Shri Amit S/o Vijayrao Marawar, 2) Shri Suhas S/o Ashokrao Domde, of ALL THAT Piece and parcel of land admeasuring 0.33 Hectares out of total retainable share of land admeasuring 0.63 Hectares bearing Khasra No. 50 of **MOUZA – BESA** in Tahsil Nagpur Gramin, District – NAGPUR having purchased the same from Shri Parikshit Keith Albert And Shri Rishi Vinod Kochhar, vide registered Sale Deed dated 05/04/2021 at Serial no. 5848 at Sub-registrar's office no. 7, Nagpur. The said Plot is now numbered as Plot No. 50/3/1.

2. It is found as per the documents supplied, that the purchasers are owner of Plot No. 50/3/1 out of ALL THAT Piece and parcel of land admeasuring 0.33 Hectares out of total retainable share of land admeasuring 0.63 Hectares bearing Khasra No. 50 of **MOUZA – BESA** in Tahsil Nagpur Gramin, District – NAGPUR as per the 7/12 abstract.

3. The names of M/s INCHES REALITIES, through its Partners 1) Shri Amit S/o Vijayrao Marawar, 2) Shri Suhas S/o Ashokrao Domde are mutated in the Revenue Department of Government of Maharashtra. The 7/12 abstract dated 12/072021 issued by the Patwari Besa does not show any charge or any encumbrance over the said Plot No. 50/3/1 at Kh.

ADVOCATE RAM JOS

No. 50, Mouza Besa, Tah Nagpur Gramin, Dist Nagpur and also the latest online 7/12 as on date does not show any

4. Search report is for 14 years from 2009 till 2022.

5. 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 M/s INCHES REALITIES, through its Partners 1) Shri Amit S/o Vijayrao Marawar, 2) Shri Suhas S/o Ashokrao Domde is clear, marketable and without any encumbrances.

   Owners of the land

   i) M/s INCHES REALITIES, through its Partners 1) Shri Amit S/o Vijayrao Marawar, 2) Shri Suhas S/o Ashokrao Domde;

   ii) Qualifying comments/remarks if any **Nil**

6. The report reflecting the flow of the title of M/s INCHES REALITIES, through its Partners 1) Shri Amit S/o Vijayrao Marawar, 2) Shri Suhas S/o Ashokrao Domde is enclosed herewith as annexure.

Encl : Annexure.

ADV. RAM JOSHI

Date: 28/04/2022

(Stamp)

ADVOCATE RAM JOSHI
2282090
NAGPUR

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. That I have taken online search in respect of the Plot No. 50/3/1 at Kh. No. 50, Mouza Besa, Tah Nagpur Gramin, Dist Nagpur from the web portal www.igrmaharashtragov.in by giving inputs of Survey No. 50 of Mouza- Besa.
2. Mutation Entry No. 4104 dated 19/04/2021.
3. Search report for 14 years (i.e. from 2009) by depositing necessary search fees online with the Department of Registration vide GRN No. MH001129653202223E dated 28/04/2022.
4. The title is clear and marketable.
5. There were no Litigations on the Property.

ADV. RAM JOSHI

Date: 28/04/2022
(Stamp)

ADVOCATE RAM JOSHI
2282090
NAGPUR