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

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

Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Amalgamated **Plot No. 9-10** out of the layout of the Shilpa Co-operative Housing Society Limited, Nagpur, containing by total **admeasurements 636.075 Sq. Mtrs. (i.e. 6846.71 Sq. Mtrs.)**, being a portion of the entire land bearing Khasra No. 71/1 of **Mouza - SOMALWADA**, P.S.K. 44, bearing Corporation House Nos. 3490/9 and 3490/10 respectively, **City Survey No. 528** and **Sheet No. 692**, situated at Shilpa Co-Op. Hsg. Society Layout, Manish Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 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. Ganesh Builders (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 9-10** out of the layout of the Shilpa Co-operative Housing Society Limited, Nagpur, containing by total **admeasurements 636.075 Sq. Mtrs. (i.e. 6846.71 Sq. Mtrs.)**, being a portion of the entire land bearing Khasra No. 71/1 of **Mouza - SOMALWADA**, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**GYAN JYOTI COMPLEX**", bearing Corporation House Nos. 3490/9 and 3490/10 respectively, **City Survey No. 528** and **Sheet No. 692**, situated at Shilpa Co-Op. Hsg. Society Layout, Manish Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - PLOT NO. 11, ON THE WEST - PLOT NO. 8, ON THE NORTH - PLOT NOS. 19 , 20 & 18, ON THE SOUTH - 18 MTRS. WIDE ROAD.

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

(2) The Document of allotment of plot :- Sale Deed Dated 16.03.2021 for Plot Nos. 9 and 10 executed (1) Smt. Manoramabai Namdeorao Borkar, (2) Mr. Alok Namdeorao Borkar and (3) Mr. Ashish Namdeorao Borkar in favour of M/s. Ganesh Builders acting through its Proprietor Mr. Anoop Gyanprakashji Shukla. Registered Serial No. 2069/2021.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 49596 dated 15-02-2022.

(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. 9 and 10 of Mouza – SOMALWADA is M/s. Ganesh Builders acting through its Proprietor Mr. Anoop Gyanprakashji Shukla. CTS /C.S. No 528
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. Ganesh Builders (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 29.04.2022

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) Mutation Entry No. 49596 dated 15-02-2022.
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 : 29.04.2022

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