

FORMAT-A

(Circular No.28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to the **Plot No.18**, admeasuring 185.775 sq.mt., **Plot No.19**, admeasuring 185.775 sq.mt., and **Plot No.20**, admeasuring 185.775 sq.mt., all plots total admeasurement is **557.325 sq.mt.** being part and parcel of Khasara No.65/1, P.H.No.44, of **Mouza-Somalwada** TOTHERWITH a multistoried building proposed to be constructed thereon and to be known and styled as as **"SUVARNA VILLA"** bearing sheet No.682/ 22, City Survey No.511, Corporation House No.3476/A/18+19+20 Tah & Dist- Nagpur in the layout of Sai-Krupa Swagruh Sukh Nirman Sanstha, Nagpur within limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur (hereinafter referred to as the said plots).

I have investigated the title of the said plot on the request of **M/S GLOBE BUILDERS AND DEVELOPERS** (name of owner promoter/developer/company) and following documents i.e.

1. DESCRIPTION OF PROPERTY

All those piece and parcel of land bearing Plot No.18, admeasuring 185.775 sq.mt., **Plot No.19**, admeasuring 185.775 sq.mt., and **Plot No.20**, admeasuring 185.775 sq.mt., all plots total admeasurement is **557.325 sq.mt.** being part and parcel of Khasara No.65/1, P.H.No.44, of **Mouza-Somalwada** bearing sheet No.682/ 22, City Survey No.511, Corporation House No-3476/A/18+19+20 Tah & Dist- Nagpur in the layout of Sai-Krupa Swagruh Sukh Nirman Sanstha, Nagpur within limits of

Nagpur Improvement Trust and Nagpur Municipal Corporation,
Nagpur and the said entire layout is bounded as under :

On the East	-	9.14 Meter.
On the West	-	Kh. No.55/3, other layout
On the North	-	Mhada Colony,
On the South	-	Plot No.17.

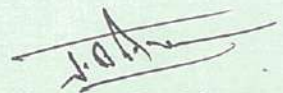
- 1] The document of allotment of plot Sale deed dated 02.02.2012 for plot No.18, 19, 20 executed by Shri Balwant Ramaji Khubalkar, Sau. Kusum Vinod Gupta & Shri Prashant Pralhadrao Mule in favour of M/S GLOBE BUILDERS AND DEVELOPERS acting through its partner 1) SHRI AMUL GAJANANRAO PATIL, 2) SHRI SATISH SITARAMJI RAMTEKE, registered at Sr. No.00598/2012.
- 2] 7/12 extract or property card of city survey issued by competent authority, mutation Entry No.23362, dated 04.05.2012.
- 3] Search report for 30 years from 1993 to 2022

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 No.18, 19, 20 of Mouza : Somalwada, is M/s Globe Builders & Developers.
- 2) City Survey No.511, Sheet No.682/22,
- 3) qualifying comments / remarks if any ---- (No comments)
- 3] The report inflecting the flow of the title of the M/s Globe Builders and Developers on the said land is enclosed herewith as annexure.

Nagpur
Dated : 31.05.2022


Jeevan B. Akarte,
Advocate
Jeevan B. Akarte
Advocate
T-3 Rita Plaza
Plot No. 24, Amba Nagar,
Manewada Besa Road, Nag.

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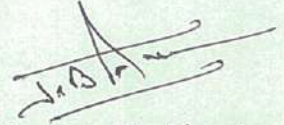
Flow of the title of the said land

Sr. No.

1. The Property card of city survey eas on date of application for registration - Available
2. Mutation Entry No.23362, dated 04.05.2012
3. Search Report for 30 year from Sub-registrar Office at Nagpur
4. Any other relevant title - No
5. Litigations if any - No

Nagpur

Dated: 31.05.2022



Jeevan B. Akarte,

Advocate

Jeevan B. Akarte

Advocate

T-3 Rita Plaza

Plot No. 24, Amba Nagar,

Manewada Besa Road, Nagpur.