JEEVAN B. AKARTE,
Advocate

Court : Table No.10, Old Treasury Bar Room Nyay Mandir, Civil Lines, Nagpur-1

Off/Res: T-3, Rita Plaza, 24, Amba Nagar, Besa Road, Nagpur - 27

Mobile- 9850340624

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

Jeevan B. Akarte
Advocate
...Plaza
Plc ...Nagar

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-8 Rita Plaza
Plot No. 24, Amba Nagar,
Manewada Besa Road, Nag.

FORMAT – A

(Circular No.28/2021)

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.