Raman L. Senad
M. Com, M.A., LL.B.,
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ADVOCATE & NOTARY

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FORMAT -A
(Circular No. 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to Plot Nos. **40 & 41**, total admeasuring about as per regularization Letter 416.66 m2 (4485 Sq. Ft.), in Malik Makbuja Layout & under 1900 development scheme of N.I.T., Situated at Parvati Nagar, Mouza-Babulkheda, Corporation House No. 1501 & 1502, Ward No. 15, sheet No. 46, City survey No. 5958 Tal. Dist. Nagpur.

I have investigated the title of the said plot on the request of M/s. S. R. Builders & Developers acting through its partners Shri Siddharth Hiramanji Ratnaparkhi & Shri. Pramod Gopichand Sahare and following documents i.e.-

1) Description of the Property-

All those pieces and parcels of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing Plot Nos. **40 & 41**, total admeasuring about as per regularization Letter 416.66 m2 (4485 Sq. Ft.), in Malik Makbuja Layout & under 1900 development scheme of N.I.T., Situated at Parvati Nagar, Mouza-Babulkheda, Corporation House No. 1501 & 1502, Ward No. 15, sheet No. 46, City survey No. 5958 Tal. Dist. Nagpur and which are jointly bounded as under:-

On East by	-	30 Ft. wide Road
On West by	-	6 Ft. wide Lane
On North by	-	Plot No. 39
On South by	-	Plot No. 42

2) The documents of allotment of Plot.- Sale Deeds
3) Property Card issued by City Survey office 2, dtd. 23/07/2021 & mutation entry No. 28697.
4) Search Report for 30 years from 1992 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 is clear, marketable and without any encumbrances.

Owners of the Land:-
M/s. S. R. Builders & Developers
acting through its partners
Shri Siddharth Hiramanji Ratnaparkhi &
Shri. Pramod Gopichand Sahare

4) Qualifying comments/remarks if any _ NA

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexture.

Date :-19/08/2022
Place-Nagpur

Adv Raman L. Senad

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card as on date of application for registration

2) Mutation Entry No. 28697, dtd. 23/07/2021, City Survey office 2,

3) Search Reposrt for 30 yrs from 1991 to 2021, taken from Sub-Registrar Office at Nagpur.

4) Any other relevant title.

5) Litigations if any.

Date-19/08/2022

Raman L. Senad
Advocate