

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

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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 20, out of the layout of Bhumi Abhilekh Co-operative Housing Society Ltd., Nagpur, containing by admeasurement **348.50 Sq. Mtrs. (i.e. 3751.25 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 169/3-4-5 of **Mouza - DABHA** and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1149/A/20, **City Survey No. 119/2/20** and Sheet No. 77, situated in Bhumi Abhilekh Co.Op. Housing Society Layout, Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR (**hereinafter referred as the said "plot"**).

I have investigated the title of the said plot on the request of (1) Mr. Manmohan Shivkumar Bajpai and (2) Mr. Amit Arvind Thanekar (Name of owners/promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. 20**, out of the layout of Bhumi Abhilekh Co-operative Housing Society Ltd., Nagpur, containing by admeasurement **348.50 Sq. Mtrs. (i.e. 3751.25 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 169/3-4-5 of **Mouza - DABHA** and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1149/A/20, **City Survey No. 119/2/20** and Sheet No. 77, situated in Bhumi Abhilekh Co.Op. Housing Society Layout, Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and the said Plot of land is bounded as under :- ON THE EAST - ROAD, ON THE WEST - SURVEY NO. 169/2, ON THE NORTH - PLOT NO. 21, ON THE SOUTH - PLOT NO. 19.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
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(2) The Document of allotment of plot :- Sale Deed Dated 07.01.2021 for Plot No. 20 executed Mr. Govind Anandrao Khangar in favour of (1) Mr. Manmohan Shivkumar Bajpai and (2) Mr. Amit Arvind Thanekar. Registered Serial No. 212/2022.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 16459 dated 26-05-2022

(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 No. 20 of Mouza – DABHA is (1) Mr. Manmohan Shivkumar Bajpai and (2) Mr. Amit Arvind Thanekar. CTS /C.S. No. 119/2/20
- 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 (1) Mr. Manmohan Shivkumar Bajpai and (2) Mr. Amit Arvind Thanekar (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 09-07.2022

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FLOW OF THE TITLE OF THE SAID LAND.


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Advocate

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Sr. No.

- 1) 7/12 extract / Property Card as on date of application for registration - available.
- 2) Mutation Entry No. 16459 dated 26-05-2022.
- 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 : 09.07.2022


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Advocate

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