R.S.KALE
ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900, e –mail: rkale _1@ yahoo.co.in

FORMAT-A

(Circular No. 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to 1) Plot bearing Corporation House No. 5O4-F (CTS No.21/2), 2) Corporation House No. 504-F (CTS No.21/2), 3)Corporation House No. S04-F (CTS No.21/21), 4) Land of Kh. No. 15/2 (CTS No.21/2), 5) Plot No.7 (CTS No.21/1), Situated at MouzaJaitala in Tehsil and DistNagur..

1) I have investigated the title of the said property on the request of M/S. Pioneer Supreme, through its partner/s, SHRI Pratik Suramwar and others, and following documents i.e. –

1) **Description of the property**: ALL THAT place and parcel of land admeasuring1173.43 SqMtr. out of CTS Survey No. 21/2, Khasra No. 15,P.H.No. 37/44,.ofMouza – Jaitala, Tehsil – Khamla Tehsil Nagpur & District - Nagpur.

2) **The document of allotment of property**: 1)Copy of Agreement to Sale which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6097 on 21.06.2022. 2) Copy of General Power of Attorney which is duly registered in the office of the SubRegistrar Nagpur 4 at Sr. No. 6098 on 21.06.2022. 3) Copy of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 6 at Sr. No. 7538 on 02.12.2021. 4) Copy of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 752O on 18.11.2021. 5) Copy of Sale Deed which is also duly registered in the Office of the Joint Sub Registrar, Nagpur- 1 in Book No.1, at Sr. No.5204 on 31/i0/2009. 6) Copy of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 3 at sr. no. 4286 on 25.09.2007, 7) Copy of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 3 at Sr. no. 4285 on 25.O9.2OO7, 8) Copy of Deed of Confirmation which is duly registered in the office of the Sub Registrar Nagpur 1 at Sr. No. 5544 on 17.O9.2007, 9) Copy of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 5429 or IO.O9.2OO7, 10) Copy of Sale Deed which is duly registered in the office of Joint Registrar, Nagpur 1 in Book No.1 at Sr No.5437, on 1O/09/2OO7., 11) Copy of Power of Attorney which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 3O82 on 01.06.2006, 12) Copy of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 9 at Sr. No. 539 on 27.O2.2OO2, 13) Copy of Sale Deed which is also duly registered in the office of the Joint Sub Registrar, Nagpur-2 in Book No.1, at Sr. No. 229 on 19-01-1987, 14) Copy of Sale Deed which is duly registered in the office of Joint Sub-Registrar, Nagpur-3 in Book No.1 at Sr No.346 on 30/01/1975, 15) Copy of Sanction of Building Plan Issued by NMC vide Permit No.15958 on 28.07.2022., 16) Copy of will dated 03/02/2000, 17) Copy of AkhivPatrika, 18) Copy of NMC Tax Receipt.

3) 7/12 extract issued by competent authority dated 20/06/2009, 20/06/2009, 06/05/2010, 11/02/2022 & 04/05/2022, mutated in the name of Mrs.SandhyaW/oPrashant Raj.

4) Search report for 30 years from 1992 till 2022

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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 Mrs.Sandhya W/o Prashant Raj and Power given to Shri Sreyas Nair Partner of M/s Pioneer Supreme is clear, marketable and without any encumbrances.

Owners of the land: is Mrs.Sandhya W/o Prashant Raj

a) Plot bearing Corporation House No. 5O4-F (CTS No.21/2),:
b) Corporation House No. 504-F (CTS No.21/2),
c)Corporation House No. S04-F (CTS No.21/21),
d) Land of Kh. No. 15/2 (CTS No.21/2),
e) Plot No.7 (CTS No.21/1),
f) Qualifying comments/remarks if any. None

That Subsequently Mrs. Sandhya W/o Prashant Raj entered into Registered Agrement to Sale dated 21.06.2022. Registered at Nagpur-4 Serial No.6097.

That Mrs. Sandhya W/o Prashant Raj has also a Power of Attorney Dated 21.06.2022 registered at Nagpur-4 Sr No.6098 to inter alia obtain all the permission and sell the constructed premises therein.

3) The report reflecting the flow of the title of the above owners on the said land is enclosed herewith as annexure.

Yours Faithfully
R.S.KALE
Advocate

Encl: Annexure

Date: 26.09.2022

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FLOW OF THE TITLE OF THE SAID LAND

a. **Copy** of Agreement to Sale which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6097 on 21.06.2022.
b. **Copy** of General Power of Attorney which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6098 on 21.06.2022.
c. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 6 at Sr. No. 7538 on 02.12.2021.
d. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 7520 on 18.11.2021.
e. **Copy** of Sale Deed which is also duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Book No.1, at Sr. No.5204 on 31/10/2009.
f. **Copy** of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 3 at sr. no. 4286 on 25.09.2007.
g. **Copy** of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 3 at sr. no. 4285 on 25.09.2007.
h. **Copy** of Deed of Confirmation which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 5544 on 17.09.2007.
i. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 5429 on 10.09.2007.
j. **Copy** of Sale Deed which is duly registered in the office of Joint Registrar, Nagpur-1 in Book No.1 at Se No.5437, on 10/09/2007.
k. **Copy** of Power of Attorney which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 3082 on 01.06.2006.
l. **Copy** of Correction Deed which is duly registered in the office of the Sub-Registrar Nagpur 9 at Sr. No. 539 on 27.02.2002.
m. **Copy** of Sale Deed which is also duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Book No.1, at Sr. No. 229 on 19-01-1987.
n. **Copy** of Sale Deed which is duly registered in the office of Joint Sub-Registrar, Nagpur -3 in Book No. 1 at Sr. No. 346, on 30/01/1975.
o. **Copy** of Sanction of Building Plan Issued by NMC vide permit no. 106665 dated 14.09.2022.
p. **Copy** of Sanction Layout Land Sub-Division Plan issued by NMC vide permit no. 15958 on 28.07.2022.
q. **Copy** of Will dated 03/02/2000.
r. **Copy** of Akhiv Patrika.
s. **Copy** of NMC Tax Receipt.

Place Nagpur
Date : 26/09/2022