Res. : 54 Sawarkar Nagar,
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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 the property comprising ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ORANGE NAGARI"**, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR **(hereinafter referred as the said "land").**

I have investigated the title of the said plot on the request of Mr. Virendra Sadashivrao Nikhar (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:
ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ORANGE NAGARI"**, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - KHASRA NOS. 21 & 39, ON THE WEST - KHASRA NOS. 42/2 & 373, ON THE NORTH – KHASRA NOS. 38, 39 ,48 & 47, 45, ON THE SOUTH – KHASRA NOS. 373 & 374.

(2) The Document of allotment of land :- **(A)** Sale Deed Dated Sale Deed Dated 29.12.2014, Regd. on 02.01.2015 for Khasra No. 40 executed by (1) Mr. Omprakash Baliram Kolhe, (2) Mr. Purushottam Baliram Kole, (3) Mrs. Manisha Bhaskar Khadse and (4) Smt. Venutai Baliram Kolhe in favour of Millenium Developers & Promotors Private Limited acting through its Authorised Directors (1) Mrs. Rabab Khuzaima Maimoon (2) Ms. Rukaiya Khuzaima Maimoon. Registered Serial No. 26/2015. **(B)** Sale Deed Dated 18.06.2015 for Khasra No. 42/1 executed by Mr. Suresh Shamrao Kadu in favour of Millenium Developers & Promotors Private Limited acting through its Authorised

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Directors (1) Mrs. Rabab Khuzaima Maimoon (2) Ms. Rukaiya Khuzaima Maimoon. Registered Sr. No. 2937/2015. **(C)** Sale Deed Dated 18.08.2020 for Khasra No. 41 executed by Mr. Uddhavrao Ganpatrao Sakhale and (1) Mr. Murlidhar Uddhavrao Sakhale, (2) Mr. Charan Uddhavrao Sakhale and (3) Mrs. Pushpa Haribhau Tembhare in favour of Millenium Developers & Promotors Private Limited acting through its Authorised Directors (1) Mrs. Rabab Khuzaima Maimoon (2) Ms. Rukaiya Khuzaima Maimoon. Registered Sr. No. 3428/2020.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 8013 dated 21.02.2017 for Khasra No. 40; Mutation Entry No. 12907 dated 08.10.2021 for Khasra No. 41 and Mutation Entry No. 8068 dated 20.02.2017 for Khasra No. 42/1.

(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 Khasra Nos. 40, 41 and 42/1 of Mouza – WANADONGARI are Millenium Developers & Promotors Private Limited. CTS /C.S. No. _____
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 Millenium Developers & Promotors Private Limited (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 15.06.2022

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Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / Property Card as on date of application for registration - available.
2) Mutation Entry No. 8013 dated 21.02.2017 for Khasra No. 40; Mutation Entry No. 12907 dated 08.10.2021 for Khasra No. 41 and Mutation Entry No. 8068 dated 20.02.2017 for Khasra No. 42/1.
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 : 15.06.2022

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Advocate

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