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 ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 68-PART69-70-69-PART**, out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements **397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 137 of **Mouza – CHINCHBHUWAN**, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 506** and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said plot on the request of M/s. Ganesh Builders (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 68-PART69-70-69-PART**, out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements **397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 137 of **Mouza – CHINCHBHUWAN**, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 506** and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 9.00 MTRS WIDE ROAD, ON THE WEST - PLOT NOS. 62, 63 & 64, ON THE NORTH - PLOT NO. 67, ON THE SOUTH – PLOT NO. 71.

(2) The Document of allotment of plot :- Sale Deed Dated 04-05-2022 for Amalgamated Plot No. 68-PART69-70-69-PART executed by M/s New Dimensions Infratech acting through its

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Advocate
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Khamla Road, Nagpur-15

Authorised Partners Mr. Krishnakant Babulal Prasad in favour of M/s Pooja Constructions acting through its Authorised Partners (1) Mr. Krishnakant Babulal Prasad and (2) Mrs. Rukhmini Krishnakant Prasad. Registered Serial No. 4458/2022.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. _____ dated _____.

(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) Owners of the Amalgamated Plot No. 68-PART69-70-69-PART of Mouza – CHINCHBHUWAN are M/s Pooja Constructions acting through its Authorised Partners (1) Mr. Krishnakant Babulal Prasad and (2) Mrs. Rukhmini Krishnakant Prasad. CTS /C.S. No. 2
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 M/s. Ganesh Builders (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Nagpur.
Dated : 03.08.2022

Ashwin Patil
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. _____ dated _____.
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 : 03.08.2022

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Advocate

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