

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,
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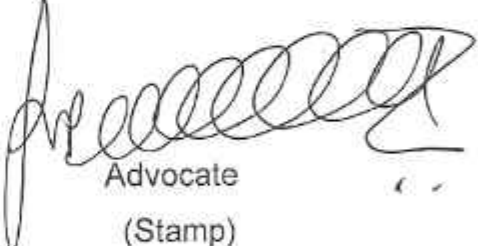
FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation entry No. 5333 dated 30/09/2021 in the name of owner.
- 3) Search report for 13 years from 2009 taken from Sub-Registrar, Office at Nagpur.
- 4) Any other relevant title: None.
- 5) Litigations if any: None.

Date: 25/04/2022


Advocate
(Stamp)

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FORMAT – A
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To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of **M/S. CREATION BUILDERS & DEVELOPERS Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN**, and following documents i.e. –
 - i. **Description of the property:** ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur
- 2) **The document of allotment of property:** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 2500/2021 dated 06/04/2021.
 - ii. property card No. 269 issued by City Survey Officer No. 3 dated 28/10/2021 bearing mutation entry No. 5333 dated 30/09/2021.
 - iii. Search report for 13 years from 2009 till 2022.
- 3) 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 **M/S.**

CREATION BUILDERS & DEVELOPERS Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN is as per detailed title verification report annexed herewith

i. **Owners of the land:**

M/S. CREATION BUILDERS & DEVELOPERS

Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN

Qualifying comments/remarks if any: **M/S. CREATION BUILDERS & DEVELOPERS**

is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers subject to clearance and NOC as may be required.

- 4) The report reflecting the flow of the title of **M/S. CREATION BUILDERS & DEVELOPERS**, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 25/04/2022

Advocate

(Stamp)