D. A. JASHNANI,
ADVOCATE

OFFICE : S-5, Yash Mathura Complex, Opp. CMPDI Colony's gate, near WCL, Jaripatka, Nagpur-440014
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Ref. No. Date : 19/05/2022

To,
MahaRERA,
Nagpur.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of property consisting of land bearing Plot No. 80, admeasuring about 372.7160 sq. mtrs., out of Kh. No. 87, situated in the layout of Gorakhnath Co-operative Housing Society Ltd. Nagpur, P. H. No. 11, city survey No. 118, sheet No. 35, Corporation House No. 604/A/80, Ward No. 61, Mouza Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of Shri Anup s/o Ramakant Dwivedi, R/o. Plot No. 2, new Jagruti Colony, near Santoshi Mata Mandir, Katol road, Nagpur-440013 and following documents i.e. :-

1) Description of the property. :

ALL THAT piece and parcel of property consisting of land bearing Plot No. 80, admeasuring about 372.7160 sq. mtrs., out of Kh. No. 87, situated in the layout of Gorakhnath Co-operative Housing Society Ltd. Nagpur, P. H. No. 11, city survey No. 118, sheet No. 35, Corporation House No. 604/A/80, Ward No. 61, Mouza Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur

2) The documents of allotment of plot.

1) Sale deed between Gorakhnath Co-operative Housing Society Ltd. Nagpur AND Shri Bhagwatrao s/o Pundlikrao Waghale, duly registered at Sr. No. 6759 (Chaa), before the Sub- Registrar Nagpur, on 23/05/1990.

2) Regulerisation letter issued by NIT bearing Permit No. 10422, dated 07/02/2008.

3) Correction deed (correction of boundary and area) between Gorakhnath Co-operative Housing Society Ltd. Nagpur AND Shri Bhagwatrao s/o Pundlikrao Waghale, duly registered at Sr. No. 4669, before the Sub- Registrar Nagpur-8, on 25/08/2021.

4) Sale deed between Shri Bhagwatrao s/o Pundlikrao Waghale AND Shri Anup s/o Ramakant Dwivedi, duly registered at Sr. No. 7733, before the Sub- Registrar Nagpur-6, on 10/12/2021.

5) Building permit and sanctioned plan, vide building permit bearing No. B.E/N)/Case No. 22570236 T. No. 2022021180/566, dated 19/04/2022

3) 7/12 extract or property card issued by city survey on 17/05/2022, mutation entry no. 43982, on 18/02/2022

4) Search report for 30 years from 1992 till 2022

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 Shri Anup s/o Ramakant Dwivedi is clear, marketable and without any encumbrances.

DARSHAN JASHNANI Jaripatka, Nagpur

OWNERS OF THE LAND

(1) Shri Anup s/o Ramakant Dwivedi - ALL THAT piece and parcel of property consisting of land bearing Plot No. 80, admeasuring about 372.7160 sq. mtrs., out of Kh. No. 87, situated in the layout of Gorakhnath Co-operative Housing Society Ltd. Nagpur, P. H. No. 11, city survey No. 118, sheet No. 35, Corporation House No. 604/A/80, Ward No. 61, Mouza Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur.

(4) Qualifying comments/remarks if any (-Not applicable-)

3/- The report reflecting the flow of the title of the Shri Anup s/o Ramakant Dwivedi on the said land is enclosed herewith as annexure.

Encl : Annexure.

DARSHAN JASHNANI Jaripatka Nagpur

D.A. JASHNANI
Advocate.

Date : 19/05/2022