OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

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FORMAT – A

(Circular No. 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land admeasuring 1.30 Hector bearing Survey/Khasra No. 62, Kul Jama Rs 1.75, Bhogwatdar Class-I rights, of Mouza – Hingna, Tahsil Hingna & District Nagpur (hereinafter referred as the said property).

1) I have investigated the title of the said property on the request of **Shri Shashikant Thote**, and following documents i.e. –

   i. **Description of the property:** ALL THAT piece and parcel of land admeasuring 1.30 Hector bearing Survey/Khasra No. 62, Kul Jama Rs 1.75, Bhogwatdar Class-I rights, of Mouza – Hingna, Tahsil Hingna & District Nagpur

2) **The document of allotment of property:** as per Sale Deed duly registered in the office of Sub-Registrar- Hingna, at serial/registration No. 4504/2018, dated 26/10/2018.

   ii. 7/12 extract No. 62 issued by revenue department / Tahsildar of Mouza Hingna, bearing mutation entry /ferfar No. 5792 dated 17/12/2018.

   iii. Search report for 20 years from 2002 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 **1. Shashikant Thote, 2. Malti Suryaprakash Dhawale, 3. Nishika Suryaprakash Dhawale, & 4. Saumyak Suryaprakash Dhawale** is as per detailed title verification report annexed herewith

1. Shashikant Thote, 2. Malti Suryaprakash Dhawale, 3. Nishika Suryaprakash Dhawale, & 4. Saumyak Suryaprakash Dhawale is entitled to float a flat scheme and further to transfer the Specific Plots (as mentioned in Report) of proposed project to any person or persons 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 **1. Shashikant Thote, 2. Malti Suryaprakash Dhawale, 3. Nishika Suryaprakash Dhawale, & 4. Saumyak Suryaprakash Dhawale,** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate

Date: 19/10/2022

(Stamp)

JAYESH
HARIRAMANI
ADVOCATE