**Nitin R. Pardhi**
ADVOCATES
Plot No. 73B, Ambika Nagar.
Manewada Road, Nagpur
Mob. 8983759574

Bar Room No. 214
Nyaya Mandir
Nagpur.

To,

**MahaRERA**

## LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to land of Khasra/Survey No. 22/2 situated at Ghogli, Taluka Nagpur Gramin, Dist. Nagpur (hereinafter referred as the "Said Land")

I have investigated the title of the said land on the request of Mr. Ashish Bhagwanji Kamble, Mr. Sangeet Ashokrao Chavan & Mr. Nirmalkumar Shankarrao Athawale, all R/o Nagpur, (Owners) and following documents i.e.:

1) Description of Property :-

All That piece and parcel of agricultural land bearing Khasra No. 22/2 of Mouza-Ghogali (Gra), admeasuring 2.08 H.R. bearing P.H. No. 38 having Class-I Bhumiswami rights, Revenue paid Rs. 3.42, situated in Tahsil Nagpur Gramin and District Nagpur along with the standing crops, trees, well etc. in the said field and the same is bounded as under :

On the East - Part of Khasra No. 22 and 21
On the West - Nallah
On the North - Pandhan Road
On the South - Khasra No. 23

2) The Documents of Allotment of the Land : Sale Deed dt. 20.07.2022, duly registered with the Sub-Registrar Office, Nagpur Gramin-10 at Sr. No. 4854.
3) 7/12 extract issued by Talathi dated 21.09.2022
4) Search Report for 30 years from 1992 till 2022.

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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 Mr. Ashish Bhagwanji Kamble, Mr. Sangeet Ashokrao Chavan & Mr. Nirmalkumar Shankarrao Athawale (Owners) is clear, marketable and without any encumbrances.

Owners of the Land :

1) ..... CTS/C.S.No.

2) ..... CTS/C.S.No.

3) ..... CTS/C.S.No.

4) Qualifying comments/remarks if any : NO

3. The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure

Encl : Annexure

Date : 30/12/2022

Advocate

ATTESTED

NITIN RAM PARDHI
Advocate / Notary
Plot No. 73B, Ambika Nagar,
Near Hanuman Mandir, Manewada
Road, Nagpur-440024 (Maharashtra)

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## FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration – 20-7-2020
2. Mutation Entry No. : 1683
3. Search Report for 30 years taken from Sub-Registrar Office, Nagpur Gramin-10
4. Any other relevant title : No
5. Litigations if any : No

Date : 30/12/2022

Advocate

ATTESTED

NITIN RAM PARDHI
Advocate / Notary
Plot No. 73B, Ambika Nagar,
Near Hanuman Mandir, Manewada
Road, Nagpur-440024 (Maharashtra)

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