

FORMAT – A

(Circular No. :- 28/2021)

To
MAHA RERA
MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Land bearing Khasra/Survey/Gut No. 44, containing by admeasurements 2.59 Hectors (OR 6.40 Acres) (i.e. 1/4th or 25% share and interest) out of the total containing by admeasurements 10.37 Hectors (OR 25.62 Acres), Situate at Village - Khasarmari, within the limits of the Grampanchayt – Khasarmari and the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil – Nagpur (Rural) and District – NAGPUR, (hereinafter referred as the said property).

I have investigated the title of the said land on the request of **THE SQUARE FEET COMPANY** acting through its Authorized Partner **SHRI. ISHAN S/o GHANSHYAM HATWAR** and following documents i.e.:-

1) Description of the property

THE UNDIVIDED 1/4th (ONE-FOURTH) OR 25 (TWENTY FIVE) PERCENT share and interest {i.e. equivalent to 2.59 Hectors or 6.40 Acres, Land Revenue Rs. 3.80} in ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 44 having a total area of 10.37 Hectors, Land Revenue Rs. 15.24 held in Bhogwatdar Class-1 Rights of MOUZA - KHASARMARI, P.S.K. 72, Khata No. 777, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situate at Village - Khasarmari, within the limits of the Grampanchayt – Khasarmari and the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2) Photocopy of Sale Deed Dated 13/10/2005.**
3) Photocopy of Sale Deed Dated 24/09/2003.



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- 4) Photocopy of Sale Deed Dated 28/02/2006.
 - 5) Photocopy of Order of Hon'ble 2nd Joint Civil Judge, Senior Division, Nagpur Dated 16/02/2019.
 - 5) Photocopy of Sale Deed Dated 21/07/2022.
 - 7) 7/12 extract or property card issued by Government of Maharashtra of Revenue Department Dated 10/10/2022, Mutation Entry No. 1126.
 - 4) Search report for 30 Years from 1992 till 2022.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of The Square Feet Company acting through its Authorized Partner Shri. Ishan Ghanshyam Hatwar is clear, markable and without any encumbrances.

Owners of the land

- (1) The Square Feet Company acting through its Authorized Partner Shri. Ishan Ghanshyam Hatwar of Khasra/Survey/Gut No. 44, containing by admeasurements 2.59 Hectors (OR 6.40 Acres) (i.e. 1/4th or 25% share and interest) out of the total containing by admeasurements 10.37 Hectors (OR 25.62 Acres) Situate at Village - Khasarmari, within the limits of the Grampanchayat - Khasarmari and the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil - Nagpur (Rural) and District - NAGPUR.

- (2) Qualifying comments/ remarks if any Clear Title.

The report reflecting the flow of the title of The Square Feet Company acting through its Authorized Partner Shri. Ishan Ghanshyam Hatwar on the said land is enclosed herewith as annexure.

Encl. Annexure.

NAGPUR.

DATE :- 18/11/2022


RAHUL KHARAPKAR
ADVOCATE

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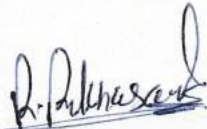
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No.1126
- 3) Search report for 30 years from 1992 till 2022 Taken from Sub – Registrar
Nagpur - 10 (Gramin) office at Sadar, Nagpur.
- 4) Any other relevant title
- 5) Litigations if any.

NAGPUR.

DATE :- 18/11/2022


RAHUL KHARAPKAR
ADVOCATE