ABHILASHA ABHAY WANMALI
ADVOCATE
Add.- 205, Jaisuryalok CHSL, Wardhaman Nagar,
Nagpur, Tahsil District Nagpur – 440008
Mob. No. 9096609786 / 9967462740

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra No. 185/4, As per 7/12 Extract admeasuring 1.21 Hectare Aar (i.e. 12100 Sq. Mtr.) and As per K-Prat admeasuring 11549.480 Sq. Mtr. situated at Mouza- Pawangaon, P. H. No. 18, Tahsil Kamptee, District Nagpur, Gat-Grampanchayat Pawangaon-Dhargoan
(hereinafter referred as the said "said property").

1) I have investigated the title of the said property on the request of IWARS Pvt. Ltd. and following documents i.e :-

A) Description of the property - Khasra No. 185/4, As per 7/12 Extract admeasuring 1.21 Hectare Aar (i.e. 12100 Sq. Mtr.) and As per K-Prat admeasuring 11549.480 Sq. Mtr. situated at Mouza- Pawangaon, P. H. No. 18, Tahsil Kamptee, District Nagpur, Gat-Grampanchayat Pawangaon-Dhargoan

B) The documents of allotment of land -

a) Copy of Sale Deed of land bearing Doc. No. 6396 Dt. 08/10/2021 registered at SRO Kamptee
b) Copy of 7/12 Extract issued by Talathi, Pawangaon and mutation entry no. 5501
c) Search report for 30 years from Year 1991 till Year 2021

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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 IWARS Pvt. Ltd. is clear, marketable and without any encumbrances.

A) Owners of the land -
IWARS Pvt. Ltd. - Khasra No. 185/4, Mouza- Pawangaon

B) Co-promoter
This project does not have co-promoter. Hence, Not Applicable

C) Building details -
Not Applicable.

D) Litigation-
No ongoing or previously decided litigations on the land.

3) The report reflecting the flow of the title of the IWARS Pvt. Ltd. on the said land is enclosed herewith as annexure.
Encl : Annexure.

Date: 15/12/2022

AAwanmali

Abhilasha Abhay Wanmali
Advocate
22/H/2, Patne Town, Katol Road.
Fetri, Nagpur - 441501
M. 8605866799, 9967462740

Reg. No. MAH/3019/2018

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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. 5501
3) Search report for 30 years
4) Any other relevant title.
5) Litigations if any.

Date: 15/12/2022

AAwanmali

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