NANDLAL ALWANI
Advocate

Nyaymandir Room No.812
B.Com, L.L.B.

Res.Off : Plot No. 180. Near National File Factory,
Behind Ahuja, Paper Mart,
Main Bazar Road, Jaripatka,
Nagpur-440 -014.

Mob. No.9823164104

FORM – A

(Circular No. 28/2021)

To,

Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
MUMBAI – 400 051.

MahaRERA
Administrative Building No1,
Civil Lines,
Nagpur – 440 001.

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to ALL THOSE pieces and Parcels of Non-Agricultural land out of agricultural land bearing Khasra No. 25/1/A(Part) of Mouza : Lonara , Tah. Nagpur (Gramin) Dist. Nagpur having admeasuring area of 9000 Sq.Mtrs. i.e. 0.90 HR out of total land as per ownership documents i.e.7/12 extracts 7.7830 HR, as per measurement sheet and site 77224.47 Sq.Mtrs. Tah. Nagpur (Gramin) and District, Nagpur. (hereinafter referred to as the **SAID LAYOUT)**

1) I have investigated the title of the said Layout on the request of the **Nandlal Babulal Chourasia,** (Name of owners / promoters / developers / Company) and following documents i.e.

1) **Description of the Property :**

ALL THOSE pieces and Parcels of Non-Agricultural land out of agricultural land bearing Khasra No. 25/1/A(Part) of Mouza : Lonara , Tah. Nagpur (Gramin) Dist. Nagpur having admeasuring area of 9000 Sq.Mtrs. i.e. 0.90 HR out of total land as per ownership documents i.e.7/12 extracts 7.7830 HR, as per measurement sheet and site 77224.47 Sq.Mtrs. Tah. Nagpur (Gramin) and District, Nagpur. (hereinafter referred to as the **SAID LAYOUT)** together with a layout proposed to be carved on the said land to known and styled as **NANDLAL CITY** situated at Mouza Lonara, Tah. Nagpur (Gramin) Dist. Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.

2) **The Document of allotment of plot :** Ancestral

3) **7/12 Extract issued by Competent Authority**

Mutation Entry No. 1179 Dt. 29/09/2018,

4) **Search Report for 30 years from 1992 to 2022.**

2) On perusal of the aboveentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner)is clear, marketable and without any encumbrances.

Owners of the Land

ALL THOSE pieces and Parcels of Non-Agricultural land out of agricultural land bearing Khasra No. 25/1/A(Part) of Mouza : Lonara , Tah. Nagpur (Gramin) Dist. Nagpur having admeasuring area of 9000 Sq.Mtrs. i.e. 0.90 HR out of total land as per ownership documents i.e.7/12 extracts 7.7830 HR, as per measurement sheet and site 77224.47 Sq.Mtrs. Tah. Nagpur (Gramin) and District, Nagpur. (hereinafter referred to as the **SAID LAYOUT)** together with a layout proposed to be carved on the said land to known and styled as	**NANDLAL BABULAL CHOURASIA**

NANDLAL CITY situated at Mouza Lonara, Tah. Nagpur (Gramin) Dist. Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.	

i) Qualifying comments / remarks if any …. No Comments

In accordance with the available search from the online portal the Title of **Mr. Nandlal Babulal Chourasia** on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the **Mr. Nandlal Babulal Chourasia (Owners/Promoters/ developer s / Company)** on the **said land is enclosed herewith as annexure.**

Encl : Annexure

Nagpur
Dated : 12/12/2022

NANDLAL ALWANI
Advocate

FORMAT – A

(Circular No.28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card (7/12 extract) of Khasra Nos. 25/1/A (Part) of Mouza : Lonara , issued by Tahsildar, Nagpur (Gramin) as on date of application for registration.

The name of : **Nandlal Babulal Chourasia** is recorded in property Card (7/12 extract)) of Khasra No. 25/1/A(Part) of Mouza : Lonara , Tah. Nagpur (Gramin) Dist. Nagpur having admeasuring area of 9000 Sq.Mtrs. i.e. 0.90 HR out of total land as per ownership documents i.e.7/12 extracts 7.7830 HR, as per measurement sheet and site 77224.47 Sq.Mtrs. Tah. Nagpur (Gramin) and District, Nagpur. (hereinafter referred to as the **SAID LAYOUT)** together with a layout proposed to be carved on the said land to known and styled as **NANDLAL CITY** situated at Mouza Lonara, Tah. Nagpur (Gramin) Dist. Nagpur within the limits of Nagpur Municipal Corporation, Tah. and District, Nagpur.

2. Mutation Entry :

Property Card (7/12 extract) of Khasra Nos. 25/1/A (Part) of Mouza : Lonara , issued by Tahsildar, Nagpur (Gramin) revealed that, Nandlal Babulal Chourasia vide Mutation Entry No. 1179 Dt. 29/09/2018,

3) Search Report for 30 years from 1992 to 2022 taken from Sub Registrar Offices at Nagpur (Gramin) Dist. Nagpur

ALL THOSE pieces and Parcels of Non-Agricultural land out of agricultural land bearing Khasra No. 25/1/A(Part) of Mouza : Lonara , Tah. Nagpur (Gramin) Dist. Nagpur having admeasuring area of 9000 Sq.Mtrs. i.e. 0.90 HR out of total land as per ownership documents i.e.7/12 extracts 7.7830 HR, as per measurement sheet and site 77224.47 Sq.Mtrs. Tah. Nagpur (Gramin) and District, Nagpur. (hereinafter referred to as the **SAID LAYOUT)** together with a layout proposed to be carved on the said land to known and styled as **NANDLAL CITY** situated at Mouza Lonara, Tah. Nagpur (Gramin) Dist. Nagpur **Nandlal Babulal Chourasia** as a recorded owner thereof.

That for the purpose of verification of title the following documents relating to said property are provided to us.

i) Property Card (7/12 extract) Khasra No. 25/1/A (Part)

ii) Mutation Entry No. 1179 Dt. 29/09/2018,

iii) Demand Notes issued by Nagpur Metropolitan Region Development Authority which is paid by Receipt 20220821 dated 03/08/2022 for Rs.29,16,000/- (Rs. Twenty Nine Lakhs, Sixteen Thousand only)

THAT, ALL the aforesaid documents produced before by Mr. Nandlal Babulal Chourasia to me for security and examination are photocopies. It is necessary to verify original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are effected diluted or third party interest is created.

THAT I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in by giving inputs of Khasra Nos. 25/1/A (Part) of Tah. Nagpur (Gramin) & District Nagpur for the period of 30 years (i.e. 1992 to 2022)

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigation if any : N.A.

Nagpur

Dated : 12/12/2022

NANDLAL ALWANI
Advocate