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ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

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Ref. No:

Date: 12/04/2023

FORMAT – A

(Circular No:- 28/2021)

To
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 02, CTS/C.S. No. **19** situated at **Hazaripahad** Taluka/District – **Nagpur** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013, on the basis of the following documents i.e.

1) Description of Property: ALL THAT piece and parcel of land bearing Plot No. 02 containing by admeasurements of 1307.6800 Sq. m. out of Khasra No. 25/1, bearing city survey No. 19, Sheet No. 23, of Mouza – Hazaripahad, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur.
2) The documents of allotment of plot: Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 6, bearing serial/registration No. 4990/2021 dated 30/07/2021.
3) Property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6859 dated 26/11/2021.
4) Search report for 13 years from 2008 till 2021.

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 **M/S.**

PANKAJ CONSTRUCTION, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN,** is clear, marketable and without any encumbrances.

Owners of the land

M/S. PANKAJ CONSTRUCTION,

Through its partner,

SMT. SHRUTI W/O. PANKAJ DHAWAN

5) Qualifying Comments/remarks: **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.

6) The report reflecting the flow of the title of the **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN** on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 12/04/2023

OM HARIRAMANI

(Advocate)