

K. M. KHUMKAR

ADVOCATE

Reg. No. MAH/8118/2010

F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.

Mobile: 9422103894

FORMAT A
(Circular No. 28/2001)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Plot No. 18 admeasuring 1321.47 Sqr. Mtrs., being the portion of entire land bearing Survey No. 145/A, P.H. No. 38, Mouza: PIPLA, situated at Village – Pipla, within the limits of Grampanchayat Pipla in Tahsil Nagpur (Gramin) & District: Nagpur (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of Shree G Infra, Partners (1) Shri Ganesh S/o Anandrao Ambone, (2) Shri Nitin S/o Hari Jadhav and (3) Shri Devendra S/o Prakash Deshmukh and following documents i.e.

- 1) Description of property.
- 2) The documents of sale deed of Plot.
- 3) 7/12 Extract issued by the Revenue Department, Nagpur on 07-04-2023.
- 4) Search report for 30 years from the year 1994 till year 2023.

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 Shree G Infra is clear, marketable and without any encumbrances.

Owner of Land

Shree G Infra, Partners (1) Shri Ganesh S/o Anandrao Ambone, (2) Shri Nitin S/o Hari Jadhav and (3) Shri Devendra S/o Prakash Deshmukh – ALL THAT piece and parcel of land bearing Plot No. 18 admeasuring 1321.47 Sqr. Mtrs., being the portion of entire land bearing Survey No. 145/A, P.H. No. 38, Mouza: PIPLA, situated at Village – Pipla, within the limits of Grampanchayat Pipla in Tahsil Nagpur (Gramin) & District: Nagpur.

3. The names of owners are duly mutated in Revenue Records.

4. The report reflecting the flow of the title of the (owner/promoter/developer) on the said land is enclosed herewith as annexure.

Encls: Annexure

Dated: 10-04-2023



FORMAT A
(Circular No. 28/2001)

FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract as on the date of application for registration.
2. Mutation Entry No. 3229 dated 13-06-2021
3. Search Report for 30 years from the year 1994 to 2023 taken from Sub Registrar Office at Nagpur.
4. Any other relevant title – Not Applicable
5. Litigations if any - No Litigation.

Dated: 10-04-2023

