

FORMAT - A
(Circular No.28 / 2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT piece and parcel of Non-Agricultural Land admeasuring 1,05,900 Sq. Mtrs (OR 10.59 Hectares) comprising of Kh. No.136/A admeasuring 2300 Sq. Mtrs (OR 0.23 Hectares) & Kh. No.136/1-B admeasuring 1,03,600 Sq. Mtrs (OR 10.36 Hectares) comprising of total Platable area of 43234.60 Sq. Mtrs of MOUZA - RANALA, PH. No.18, both Occupant Class-I, situated at Ranala, within the limits of Grampanchayat - Ranala in Tah. Kamptee & Dist. NAGPUR (hereinafter referred as the said "Project") owned by M/s Armors Developers Pvt. Ltd through its Managing Director Shri Anand Narayanrao Khobragade.

I have investigated the title of the said Plot on the request of M/s Armors Developers Pvt. Ltd and following document i.e.:-

1. Description of the property

ALL THAT piece and parcel of Non-Agricultural Land admeasuring 1,05,900 Sq. Mtrs (OR 10.59 Hectares) comprising of Kh. No.136/A admeasuring 2300 Sq. Mtrs (OR 0.23 Hectares) & Kh. No.136/1-B admeasuring 1,03,600 Sq. Mtrs (OR 10.36 Hectares) comprising of total Platable area of 43234.60 Sq. Mtrs of MOUZA - RANALA, PH. No.18, both Occupant Class-I, situated at Ranala, within the limits of Grampanchayat - Ranala in Tah. Kamptee & Dist. NAGPUR

2. The documents of allotment of plot.

- (i) Sale Deed dated 30.11.2022 Regd. at Sr. No.5044 on even date in the office of Sub-Registrar Kamptee executed by Shri Nishant Gandhi as a Vendor & M/s Maven Infracon Pvt. Ltd as a Consentor in favour of M/s Armors Developers Pvt. Ltd in respect of Kh. No.136/A & 136/1-B

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- (ii) N.A. Order dated 12.03.2018 passed by the Collector, Nagpur in Revenue Case No.168/NAP-34/2017-18 of Mouza – Ranala
- (iii) Tentative Sanctioned Layout Map vide Letter No.EE/NMRDA/6016 dated 01.10.2021 tentatively sanctioned by the Executive Engineer of the Nagpur Metropolitan Region Development Authority
3. 7/12 Extract issued by Patwari dated 15.02.2023 vide Mutation Entry No.28420 dated 11.02.2023 & Mutation Entry No.28420 dated 15.02.2023
4. Search Report for 30 years from 1994 till 2023

01. On perusal of the above mentioned documents and all other relevant document relating to title of the said property I am of the opinion that the title of M/s Armors Developers Pvt. Ltd is clear, marketable and without any encumbrances.

Owners of the land

M/s Armors Developers Pvt. Ltd - Kh. No.136/A & Kh. No.136/1-B
of MOUZA - RANALA, PH. No.18,
Tah. Kamptee & Dist. NAGPUR

Qualifying comments / remarks if any -

The Title of M/s Armors Developers Pvt. Ltd of the said Plot and layout known as "ARMORS ESTATE" is good, valid, marketable, clear and saleable for the prospective buyer(s) of the Apartments.

02. The report reflecting the flow of the title of M/s Armors Developers Pvt. Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure

Nagpur

Date: 13.05.2023



(P. S. Deshmukh)
Advocate