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Ref. No: Date: 23/06/2023

FORMAT – A

(Circular No:- 28/2021)

To
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 10 out of survey/khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/10, ward No. 62, Tahsil & District – Nagpur (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **DHAWAN INFRA Prop. SHRI CHETAN S/O. DEVRAJ DHAWAN** R/o. 5, 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. 10 containing by admeasurements of 1401.7850 Sq. m (as per release letter), in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/10, ward No. 62, 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 – 8, bearing serial/registration No. 2502/2021 dated 06/04/2021.

   A correction deed correcting the said sale deed has also been executed/registered which his duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 4546/2021 dated 17/08/2021.

3) Property card No. 269 issued by City Survey Officer No. 3 dated 25/10/2021 bearing mutation entry No. 5363 dated 25/10/2021.

4) Search report till 2023.

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 **DHAWAN INFRA** Prop. **SHRI CHETAN S/O. DEVRAJ DHAWAN,** is clear, marketable and without any encumbrances.

Owners of the land
DHAWAN INFRA
Represented by proprietor –
SHRI CHETAN S/O. DEVRAJ DHAWAN

5) Qualifying Comments/remarks: **DHAWAN INFRA** Prop. **SHRI CHETAN S/O. DEVRAJ 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 **DHAWAN INFRA** Prop. **SHRI CHETAN S/O. DEVRAJ DHAWAN** on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 23/06/2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 2502/2021 dated 06/04/2021.

   A correction deed correcting the said sale deed has also been executed/registered which his duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 4546/2021 dated 17/08/2021.

2) City Survey property card

2) Mutation Entry No. 5363 dated 25/10/2021in city survey property card .

3) Release letter No. 6487 dated 20/08/2021 for plot No. 10. The area of said plot No. 10 is 1401.7850 Sq. m., as per release letters.

4) Search and title verification report from Sub-Registrar Office at Nagpur.

5) Any other relevant title.

6) Litigations if any. None.

Date: 23/06/2023

RIRAMANI ASSOCIATES
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