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 Plot No. 7 admeasuring 591.245 Sqr. Mtrs. in the Layout of Mahananda / Vinoba Nagar Samasya Niwaran Society, Nagpur, Khasra Nos. 7/2 and 7/3, P.H. No. 34, Mouza: Dighori, City Survey No. 56, Sheet No. 364/10, N.M.C. House No. 2700/7, Ward No. 21, situated at Dighori, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of Krupa Infra Projects and Services through its Proprietor Shri Raju S/o Pralhadrao Kalbande and following documents i.e.

1) Description of property.

ALL THAT Piece and Parcel of land bearing Plot No. 7 admeasuring 591.245 Sqr. Mtrs. in the Layout of Mahananda / Vinoba Nagar Samasya Niwaran Society, Nagpur, being a part and portion of the entire land bearing Khasra Nos. 7/2 and 7/3, P.H. No. 34, Mouza: Dighori, City Survey No. 56, Sheet No. 364/10, bearing Nagpur Municipal Corporation House No. 2700/7, Ward No. 21, situated at Dighori, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur.

2) Title documents of Plot.

(i) Sale Deed dated 15-09-1989 registered at Sr. No. 11172 in Book No. 1 on 15-09-1989 with Joint Sub Registrar Nagpur City 1 executed by Vinobanagar Samasya Niwaran Sanstha, Nagpur in favour of (1) Shri Rambhau S/o Krishnarao Lunge, (2) Shri Shantidas S/o Rambhau Lunge and (3) Shri Yogesh S/o Rambhau Lunge.

(ii) Relinquishment Deed dated 15-11-2021 registered at Sr. No. 5386/2021 in Book No. 1 on 15-11-2021 with Sub Registrar Nagpur No. 2 executed by (1) Sou. Minal W/o Prabhakar Khode and (2) Sau. Snehlata W/o Ranjit Ghogre in favour of (1) Shri Shantidas S/o Rambhau Lunge and (2) Shri Yogesh S/o Rambhau Lunge.

(iii) Sale Deed dated 09-06-2023 registered at Sr. No. 3712/2023 in Book No. 1 on 09-06-2023 with Sub Registrar Nagpur No. 3 executed by (1) Shri Shantidas S/o Rambhau Lunge and (2) Shri Yogesh S/o Rambhau Lunge in favour of Krupa Infra Project & Services through its Proprietor Shri Raju S/o Pralhadrao Kalbande.

3) Property Card issued by the City Survey Department, Nagpur on 21-07-2023, vide Ferfar No. 30927 dated 21-07-2023.

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 Krupa Infra Project & Services through its Proprietor Shri Raju S/o Pralhadrao Kalbande is clear, marketable and without any encumbrances.

Owner of Land

Krupa Infra Project & Services through its Proprietor Shri Raju S/o Pralhadrao Kalbande.

Qualifying Comments / Remarks if any

The Title of Krupa Infra Project & Services through its Proprietor Shri Raju S/o Pralhadrao Kalbande as Vendor is good, valid, marketable, clear and saleable.

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: 25-08-2023

(K.M. Khumkar)
Advocate

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FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.

1. Property Card as on the date of application for registration.
2. Mutation Entry No. 30927 dated 21-07-2023.
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: 25-08-2023

(K.M. Khumkar)
Advocate

K. M. KHUMKAR
ADVOCATE