Raman L. Senad
M.Com., M.A., LL.B.
D.B.M., D.I.R.P.M.
ADVOCATE & NOTARY

॥ श्री ॥
NOTARY
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FORMAT -A
(Circular No. 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to all that piece and parcel of land within the limits of Bidgaon Grampanchyat bearing ***Kh. No. 103/1/2***, admeasuring about 1.85 Hector, (4.56 Acre) in Mauza- Bidgaon, P. H- No. 33, Class -I, Land Revenue Rs. 2.91, Tal. Kampthee & Dist. Nagpur.

I have investigated the title of the said property on the request of Designfiltro Pvt. Ltd through its Director Shri Roshan Ramkisan Yadav and following documents i.e.-

1) Description of the Property-

All that piece and parcel of land within the limits of Bidgaon Grampanchyat bearing ***Kh. No. 103/1/2***, admeasuring about 1.85 Hector, (4.56 Acre) in Mauza- Bidgaon, P. H- No. 33, Class -I, Land Revenue Rs. 2.91, Tal. Kampthee & Dist. Nagpur. and which is bounded as under:-

On East by	-	Portion of Kh No. 103/1
On West by	-	Kh No. 100 Part
On North by	-	Kh. No. 104
On South by	-	Road

2) 7/12 Extract issued by Talathi Officer, Bidgaon on dtd. 11/10/2023 & mutation entry No. 1338.

4) Search Report for 13 years from 2011 to 2024.

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 is clear, marketable and without any encumbrances.

Owners of the Land:-
Designfiltro Pvt. Ltd
through its Director
Shri Roshan Ramkisan Yadav

4) Qualifying comments/remarks if any _ NA

The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexture.

Date :-03/01/2024
Place-Nagpur

Adv Raman L. Senad

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(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract as on date of application for registration.

2) Mutation Entry No. 1338, dtd. 11/10/2023, issued by Talathi Officer, Bidgaon.

3) Search Report for 13 yrs from 2011 to 2024, taken from Sub-Registrar Office at Kampthee

4) Any other relevant title - No

5) Litigations if any - No

Date-03/01/2024

Raman L. Senad
Advocate