OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 14/03/2023

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title verification certificate with respect to land viz- ALL THAT piece and parcel of land comprising of various salable Plots as per sanction layout plan bearing Plan No. 128/3,129,130,131/ससंनाग/291/Kalmeshwar, dated 02/02/2023 out of Khasra No. 129/1 admeasuring 68700 Sq. Mtrs. Khata No. 397 ULPI No. 11027573259, and Khasra No. 129/3 admeasuring 23500 Sq. Mtrs. Khata No. 397,ULPI No. 29032982947, Patwari Halka No. 20, of Mouza – Sawangi (Tomar), Tahsil- Kalmeshwar & District Nagpur (hereinafter referred as the said property).

1) I have investigated the title of the said property on the request of **SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE,** R/o. 16, Zingabai Takli, Nagpur - 440030, and following documents i.e. –

   i. **Description of the property:** ALL THAT piece and parcel of land comprising of various salable Plots as per sanction layout plan bearing Plan No. 128/3,129,130,131/ससंनाग/291/Kalmeshwar, dated 02/02/2023 out of Khasra No. 129/1 admeasuring 68700 Sq. Mtrs. Khata No. 397 ULPI No. 11027573259, and Khasra No. 129/3 admeasuring 23500 Sq. Mtrs. Khata No. 397,ULPI No.

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29032982947, Patwari Halka No. 20, of Mouza – Sawangi (Tomar), Tahsil- Kalmeshwar & District Nagpur.

ii. **The document of allotment of property:** The said Khasra No. 128/1 & 128/3 having area 4.06 Hectare, was purchased by said SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE from Shri Arun Eknath Borkar, Shri Chandrakant Eknath Borkar Sale Deed duly registered in the office of the Sub-Registrar, Kalmeshar, bearing Serial/Registration entry No. 2181/2016 Dtd. 20/09/2016. The Said Khasra No. 129 having area 5.04 Hectare was purchased by said SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE from Shri Chandrakant Mukundsao Mandlik, Shri Chintaman Mukundsao Mandlik and Shri Heerasao Mukundsao Mandlik, as per Sale Deed dated 20/05/2017 which is duly registered in the Office of the Sub-Registrar, Kalmeshar, bearing Serial/Registration entry No. 1038/2017 Dtd. 20/05/2017. The said Khasra No. 130 having area 1.42 Hectare was purchased by said SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE from Smt. Rajni Chandrakant Borkar as per Sale Deed dated 12/05/2017 which is duly registered in the Office of the Sub-Registrar, Kalmeshar, bearing Serial/Registration Entry No. 977/2017 Dtd. 12/05/2017. The Said Khasra No. 131 having area 0.68 Hectare was purchased by said SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE from Shri Yashwant Rajaram Shende as per Sale Deed dated 27/09/2017 which is duly registered in the Office of the Sub-Registrar, Kalmeshar, bearing Serial/Registration entry No. 1914/2017 Dtd. 27/09/2017

iii. (7/12) Property card issued by competent authority.

iv. Search report for 13 years from 2010 till 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 **SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE,** is clear, marketable and without any encumbrances.

i. **Owners of the land:**

SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE,

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ii. Qualifying comments/remarks if any: **SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE** is entitled to float a layout/flat scheme and further to transfer the plot/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.

3) The report reflecting the flow of the title of **SHRI CHANDRASHEKHAR S/O. BABURAOJI KALE** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate

Date: 14/03/2023

HARIRAMANI ASSOCIATES
12A, 3rd Floor, (Stamp) Complex,
J.B. Wing, Managarlwari,
Sadar, Nagpur.
(M):9326444422, 9373109039, 9730073060

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) P.R. Card as on date of application for registration.
2) 7/12 mutation entry .
3) Search report for 13 years from 2010 taken from Sub-Registrar, Office at Kalmeshwar .
4) Any other relevant title: None.
5) Litigations if any: None.

Date: 14/03/2023

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Advocate

(Stamp)

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