

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

- a) ALL THAT piece and parcel of land bearing of Plot No. 1 (one) admeasuring 3975.31 Sq Mtrs (area as per release letter) out of Khasra No 209, Patwari Halka No 11, bearing City Survey No 376, Sheet No 615, of Mouza-Nara, corresponding to Nagpur Municipal Corporation House No. 3354/A/1, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust. Tahsil & District Nagpur

I have investigated the title of the said plot on the request of **M/s JARRY PREMIER LLP** through its partners Shri Anil Kisandas Nagwani and Shri Sanjay Harpaldas Mihani and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing of Plot No. 1 (one) admeasuring 3975.31 Sq Mtrs (area as per release letter) out of Khasra No 209, Patwari Halka No 11, bearing City Survey No 376, Sheet No 615, of Mouza-Nara, corresponding to Nagpur Municipal Corporation House No. 3354/A/1, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust. Tahsil & District Nagpur

2) The documents of allotment of plot.

- i. Sale Deed duly registered in the office of the Sub-Registrar, Nagpur-6, bearing serial/registration No.1320/2023 dated 28/02/2023
- ii. 7/12/ Property Card.

3) Search Report for 10 years from the years 2013 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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J.B. Wing, Mangalwari,
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On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Plot No. 1 in any court or before any authority.

That the title of

- i. **M/s JARRY PREMIER LLP** through its partners Shri Anil Kisandas Nagwani and Shri Sanjay Harpaldas Mihani for Plot No. 1, is clear, Marketable and without any encumbrances.

Owners of the Land

M/s JARRY PREMIER LLP through its partners Shri Anil Kisandas Nagwani and Shri Sanjay Harpaldas Mihani

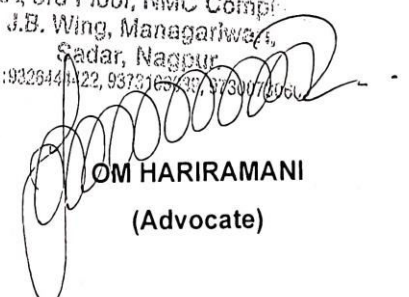
REMARKS : M/S. JARRY PREMIER LLP through its partners, Shri Anil Kisandas Nagwani and Shri Sanjay Harpaldas Mihani is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.

The report reflecting the flow of the title of

M/s JARRY PREMIER LLP through its partners Shri Anil Kisandas Nagwani and Shri Sanjay Harpaldas Mihani is enclosed herewith as annexure.

ENCL : ANNEXURE

Date : 12/05/2023

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FORMAT - A
(Circular No.: - 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Sale Deed duly registered in the office of the Sub-Registrar, Nagpur-6, bearing serial/registration No: 320/2023 dated 28/02/2023
- 3) Sale deed duly registered in the office of the Sub-Registrar Nagpur-4, bearing serial/registration No. 5329/2012 dated 23/10/2012
- 4) Sale deed duly registered in the office of the Sub-Registrar, Nagpur - 4, bearing serial/registration No 4475/2008 dated 14/08/2008
- 4) Release letter No EE (North)/1413 dated 04/07/2022
- 5) Search and title verification report from 2013 Taken from Sub-Registrar at Nagpur.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur
Dated 12-05-2023

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