

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to sanctioned building Scheme known as **"SHREE NAGARI - 1"** to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 3/5/A, plotable admeasuring 73.45.74 Aar Sq. Mtrs. (7345.74 Sq. Mtrs.), Land Revenue Rs. 734.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR owned by Association of Persons M/s SHREE INFRASTRUCTURES AOP having members (i) M/S SHREE HOUSING & INFRASTRUCTURES, a proprietary concern acting through sole proprietress SMT. SADHANA W/O PRAMOD RAKSHAMWAR, (ii) RAKSHAMWAR PRAMOD (HUF) and (iii) SHRI MANOJ S/O BABURAO SURAMWAR, having its office at 492, Nehru Nagar, Nandanvan Main Road, Nagpur - 440009, (here-in-after referred as the said Project **"SHREE NAGARI - 1"**)

I/We have investigated the title of the said land on the request of M/s SHREE INFRASTRUCTURES AOP, a Partnership concern having its registered office at 492, Nehru Nagar, Nandanvan Main Road, Nagpur - 440009 and following documents i.e. :-



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



01. Description of the property.

ALL THAT piece and parcel of land bearing Kh. Survey No. 3/5/A, plotable admeasuring 73.45.74 Aar Sq. Mtrs. (7345.74 Sq. Mtrs.), Land Revenue Rs. 734.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 01.03.2007 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 1069 dt. 01.03.2007 executed by (i) Shri Sanjay Pandhari Yerne (ii) Shri Moreshwar Pandhari Yerne (iii) Smt. Ashabai Dattuji Thakare, (iv) Smt. Sumanbai Balaji Thakare, (v) Smt. Mayabai Laxman Khandar (vi) Smt. Vatsalabai Bhaiyyaji Kadu, (vii) Roshan Narayan Yerne (viii) Vivek Narayan Yerne (ix) Ms. Priyanka Narayan Yerne and (x) Smt. Sunandabai Narayan Yerne in favour of (i) Shri Sanjay Pandhari Yerne, (ii) Shri Roshan Narayan Yerne and (iii) Shri Deorao Shyamrao Gharjale.

(ii) Sale Deed dt. 01.03.2008 registered with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. 1371 dt. 05.03.2008, executed by (i) Shri Sanjay Pandhari Yerne, (ii) Shri Roshan Narayan Yerne and (iii) Shri Deorao Shyamrao Gharjale in favour of (i) M/S SHREE HOUSING & INFRASTRUCTURES, a proprietary concern acting through sole proprietress SMT. SADHANA W/O PRAMOD RAKSHAMWAR, (ii) RAKSHAMWAR PRAMOD (HUF) and (iii) SHRI MANOJ S/O BABURAO SURAMWAR

(iii) Deed of Declaration dt. 24.03.2022 registered with Sub - Registrar, Nagpur - 7 in Book No. 1 at Sr. No. 2273 dt. 28.03.2022 in respect of the project known as "SHREE NAGARI - 1.

03. 7/12 issued by Patwari vide Ferfar No. 1245, 3476

04. Search report for more than 30 years from 1983 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/s SHREE INFRASTRUCTURES AOP, having registered Office at 492, Nehru Nagar, Nandanvan Main Road, Nagpur - 440009 is clear, marketable and without any encumbrances.



Owner of the land	}	M/S
Kh. No. 3/5/A	}	SHREE
Mauza : PIPLA, P. H. NO. 38	}	INFRASTRUCTURES
Tahsil : NAGPUR RURAL	}	AOP
District : NAGPUR	}	

Qualifying comments/ remarks if any
The Title of M/S SHREE INFRASTRUCTURES AOP is good,
valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S
SHREE INFRASTRUCTURES AOP, on the said land is enclosed
herewith as annexure.

Encl : Annexure
Date: 04.04.2022




Adv. Sandeep M. Khedkar