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Ref. No:

Date: 15/03/2022

FORMAT – A

(Circular No:- 28/2021)

To
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 20 and 19, CTS/C.S. No. 65 situated at **Hansapuri**, Taluka/District – **Nagpur** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **1. M/s. GANESH WOOD PRODUCTS**, through its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal, and **2. M/s. SHIV WOOD INDUSTRIES**, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal, on the basis of the following documents i.e.

- 1) Description of Property: ALL THAT piece and parcel of land comprising of plot No. 20 admeasuring 910.44 Sq. m. (9800 Sq. Ft.) and plot No. 19 admeasuring 910.44 Sq. m. (9800 Sq. Ft.), under Pachpaoli Housing Accommodation Scheme, out of Unit No. 01, city survey No. 65, of Mouza – Hansapuri, corresponding to municipal corporation house No. 657 and 657/A respectively, ward No. 53, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur.
- 2) The documents of allotment of plot: 1. Sale deed of plot No. 20 purchased by its present owner, **M/s. GANESH WOOD PRODUCTS**, through partners **SHRI SUNIL S/O. GOPALDAS AGRAWAL and SMT. KAVITA W/O. SUNIL AGRAWAL** from 1. Smt. Gangabai Prabhu Madnani, 2. Shri Kishor Prabhu Madnani, 3. Shri Ashok Prabhu Madnani and 4. Smt. Reshma Jaikishan Harchandani as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, at serial No. 664 in book No. A1 from pages 154 to

5)

159 of volume No. 171 corresponding to registration entry No. 00491 dated 29/05/1998, and 2. Sale Deed of plot No. 19, purchased by the present owner, M/s. SHIV WOOD INDUSTRIES through partners SHRI VISHNU S/O. SITARAM AGRAWAL and SMT. MANJU W/O. VISHNU AGRAWAL from 1. Smt. Gangabai Prabhu Madnani, 2. Shri Kishor Prabhu Madnani, 3. Shri Ashok Prabhu Madnani and 4. Smt. Reshma Jaikishan Harchandani as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, at serial No. 663 in book No. A1 from pages 148 to 153 of volume No. 171 corresponding to registration entry No. 00490 dated 29/05/1998.

- 3) Property card No. 65 issued by City Survey Officer No. 2 dated 05/02/2021 bearing mutation entry No. 1728 dated 28/03/2008 relating to plot No. 20 and mutation entry No. 1727 dated 28/03/2008, mutation entry No. 3699 dated 24/04/2015 and mutation entry No. 3791 dated 07/09/2015 relating to plot No. 19.

- 4) Search report for 13 years from 2009 till 2022.

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 **1. M/s. GANESH WOOD PRODUCTS, through its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal**, is clear, marketable and without any encumbrances and **2. M/s. SHIV WOOD INDUSTRIES, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal,**.

Owners of the land

1. M/s. GANESH WOOD PRODUCTS,

Through its partners,
Shri Sunil S/o. Gopaldas Agrawal,
Smt. Kavita W/o. Sunil Agrawal,

2. M/s. SHIV WOOD INDUSTRIES,

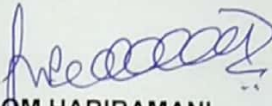
Through its partners,
Shri Vishnu S/o. Sitaram Agrawal,
Smt. Manju W/o. Vishnu Agrawal,

5) Qualifying Comments/remarks: **1. M/s. GANESH WOOD PRODUCTS**, through its partners, **Shri Sunil S/o. Gopaldas Agrawal** And **Smt. Kavita W/o. Sunil Agrawal** and **2. M/s. SHIV WOOD INDUSTRIES**, through its partners, **Shri Vishnu S/o. Sitaram Agrawal**, **Smt. Manju W/o. Vishnu Agrawal**, 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.

6) The report reflecting the flow of the title of the **1. M/s. GANESH WOOD PRODUCTS**, through its partners, **Shri Sunil S/o. Gopaldas Agrawal** And **Smt. Kavita W/o. Sunil Agrawal**, and **2. M/s. SHIV WOOD INDUSTRIES**, through its partners, **Shri Vishnu S/o. Sitaram Agrawal**, **Smt. Manju W/o. Vishnu Agrawal**, on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 15/03/2022


OM HARIRAMANI
(Advocate)