

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,
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Ref. No:

Date: 21/07/2022

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 comprising of plot No. 19 and plot No. 20 under Pachpaoli Housing Accommodation Scheme, out of Unit No. 01, city survey No. 65, SHEET No. 276 (15) of Mouza – Hansapuri, corresponding to municipal corporation house No. 657 & 657/A, ward No. 53, Tahsil & District – Nagpur (Hereinafter referred as the said plot)

I have investigated the title of the said plots on the request of **M/S. INTEGRATED INFRACON**, through its partners, **1. SHRI ANIL S/O. TARACHAND WADHWANI**, and **2. SHRI RAJESH S/o. MULCHAND BATWANI**, on the basis of the following documents i.e.

- 1) Description of Property: ALL THAT piece and parcel of land comprising of plot No. 19 admeasuring 910.44 Sq. m. (9800 Sq. Ft.) and plot No. 20 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. 19, & plot No. 20 purchased from **M/S. SHIV WOOD INDUSTRIES** through partner **SMT. MANJU W/O. VISHNU AGRAWAL & SHRI ROOPESH S/O.**

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VISHNU AGRAWAL and 2. M/S. GANESH WOOD PRODUCTS through partners SHRI SUNIL S/O. GOPALDAS AGRAWAL & SMT. KAVITA W/O. SUNIL AGRAWAL as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 4355/2022 dated 03/06/2022.

- 3) Property card No. 65 issued by City Survey Officer No. 2 dated 05/02/2021 bearing 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 and mutation entry No. 1728 dated 28/03/2008 relating to plot No. 20.

- 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 **M/S. INTEGRATED INFRACON**, through its partners, **1. SHRI ANIL S/O. TARACHAND WADHWANI**, and **2. SHRI RAJESH S/o. MULCHAND BATWANI**, is clear, marketable and without any encumbrances.

Owners of the land

M/S. INTEGRATED INFRACON,

Through its partners,

- 1. SHRI ANIL S/O. TARACHAND WADHWANI**,
2. SHRI RAJESH S/o. MULCHAND BATWANI

- 5) Qualifying Comments/remarks: **M/S. INTEGRATED INFRACON**, through its partners, **1. SHRI ANIL S/O. TARACHAND WADHWANI**, and **2. SHRI RAJESH S/o. MULCHAND BATWANI**, 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 **M/S. INTEGRATED INFRACON**, through its partners, **1. SHRI ANIL S/O. TARACHAND WADHWANI**, and **2. SHRI RAJESH S/o. MULCHAND BATWANI**, on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 21/07/2022



OM HARIRAMANI
(Advocate)

SHRI ANIL ASSOCIATES
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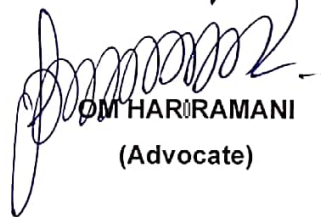
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) 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 and mutation entry No. 1728 dated 28/03/2008 relating to plot No. 20.
- 3) Search report for 13 years from 2009 taken from Sub-Registrar office at Nagpur.
- 4) Any other relevant title.
- 5) Litigations if any. None.

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