

Ref. No.: _____

Date : 20-01-2025

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA, Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to **Plot No. 4** bearing **Khasra Nos. 9/2 and 10/1**, P.S.K. 46 of **Mouza - Isasani**, situated within the limits of **Grampanchayat Village - Isasani** in **Tahsil - Hingna** and **District - Nagpur**. [Hereinafter referred to as the said "Plot"].

1. I have investigated the title of the said **Plot** on request of **1) Shri Satpalsingh Harmitsingh Sethi**, Resident of Plot No. 58, Jeevan Chhaya Nagar, Near Padole Hospital Square, Behind Haldiram, Ranapratap Nagar, Nagpur - 440022, **2) Smt. Narendrakaur Harmitsingh Sethi**, Resident of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur - 440022 and **3) Shri Manmeetsingh Harmeetsingh Sethi**, Resident of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur - 440022, acting through and following documents i.e.:-

1) Description of Property

All That piece and parcel of **Plot No. 4** admeasuring **2922.46 Sq. Mtrs.** forming part and parcel of **Non - Agricultural land** total containing by admeasurement **23300.00 Sq. Mtrs.** bearing **Khasra Nos. 9/2 and 10/1**, P.S.K. 46 of **Mouza - Isasani**, situated within the limits of **Grampanchayat Village - Isasani** in **Tahsil - Hingna** and **District - Nagpur** and bounded as under:-



ON THE EAST BY	-----	CRPF WALL
ON THE WEST BY	-----	PLOT NO. 6
ON THE NORTH BY	-----	GOVERNMENT LAND
ON THE SOUTH BY	-----	15.00 MTRS. WIDE ROAD

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2) **The documents of allotment of Plot / Land**

Sale Deed registered at **Serial No. 2334 / 2013** on **18-05-2013** in the office of the **Joint Sub – Registrar – Hingna.**

Release Deed registered at **Serial No. 5211 / 2014** on **11-12-2014** in the office of the **Joint Sub – Registrar – Hingna.**

Sale Deed registered at **Serial No. 1874 / 2013** on **26-04-2012** in the office of the **Joint Sub – Registrar – Hingna.**

Release Deed registered at **Serial No. 5210 / 2014** on **11-12-2014** in the office of the **Joint Sub – Registrar – Hingna.**

3) 7 /12 extract or property card issued by Patwari / Gram Adhikari Village – Isasani dated 14-03-2022, Mutation Entry No. 7424.

4) Search Report for 30 years from 1996 to 2025.

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 **1) Shri Satpalsingh Harmitsingh Sethi, 2) Smt. Narendrakaur Harmitsingh Sethi** and **3) Shri Manmeetsingh Harmeetsingh Sethi** (Owners / Promoters) is clear, marketable and without any encumbrances.

Owners of the Land

1) **Shri Satpalsingh Harmitsingh Sethi**

2) **Smt. Narendrakaur Harmitsingh Sethi**

3) **Shri Manmeetsingh Harmeetsingh Sethi** ----- **Plot No. 4, Khasra Nos. 9/2 & 10/1, Mouza - Isasani, Tahsil – Hingna, District - Nagpur**

3) **Qualifying comments / remarks if any** ----- **Nil**



R. H. AGRAWAL

B. Com., M.B.A., LL.B.

(Advocate)

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TIMMINGS : Monday to Saturday : 7.00 p.m. to 9.00 p.m.

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3. The report reflecting the flow of the title of 1) **Shri Satpalsingh Harmitsingh Sethi**, 2) **Smt. Narendrakaur Harmitsingh Sethi** and 3) **Shri Manmeetsingh Harmeetsingh Sethi** (Owners / Promoters) on the said land is enclosed herewith as annexure.

Encl: Annexure.

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R.H. AGRAWAL
(Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry No. 7424, dated 14-03-2022
- 3) Search Report for 30 years from 1996 to 2025 issued by R.H. Agrawal (Advocate), Nagpur taken from the Sub-Registrar' Office at Tahsil – Hingna, District - Nagpur.
- 4) Any other relevant title. – Index – II of registered Sale Deed.
- 5) Litigations, if any – NIL

Nagpur

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R.H. AGRAWAL
(Advocate)