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Date : 15th October 2024

FORMAT — A
(Circular No.:-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to immovable property bearing Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area adm. 412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm. 807.75 Sq. Mtrs. **(Survey No. 97/3P, Sheet No.24A, Plot No. 1/1/3/1 + 1/1/3/2)** Situated at peth Khamgaon within the limits of Khamgaon Municipal Council. (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **SHRI BALAJI INFRA** a registered a Partnership Firm, through its Partner **1. MR. PRITESH MANOJ MODI, 2. MRS. SUNITA MANOJ MODI, 3. MR. SAGAR PANDURANG FUNDKAR, 4. MR. MUKUND DEVESH BHAGAT AND 5. MR. YOGESH ASHISH BHAGAT** and following documents i.e.:-

1) Description of the property-

Land property bearing Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area

adm.412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm.807.75 Sq. Mtrs. **(Survey No. 97/3P, Sheet No.24A, Plot No. 1/1/3/1 + 1/1/3/2)** Situated at peth Khamgaon within the limits of Khamgaon Municipal Council;

2) The documents of allotment of plot.

Documents Scrutinized by Adv. M. M. Sharma as per his Search and Title Report dated 19/09/2024:

- i) Property Card of Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area adm. 412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm. 807.75 Sq. Mtrs.**(Survey No. 97/3P, Sheet No.24A, Plot No. 1/1/3/1 + 1/1/3/2)** Situated at peth Khamgaon within the limits of Khamgaon Municipal Council;
- ii) Namuna D Mutation Entry;
- iii) The Xerox copy of Sale Deed No. 890/2024 dated 04/03/2024.
- iv) Index II
- v) Search and Title Report of Adv. M. M. Sharma Dated 19/09/2024.
- vi) Other Related Documents;
- vii) Xerox copy of Index II & Registration receipt of above-mentioned registered Documents.

3) Property card issued by SCDLR of Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area adm. 412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm. 807.75 Sq. Mtrs. Situated at peth Khamgaon within the limits of Khamgaon Municipal Council, dated 17/05/2024, mutation entry No. 12.

4) Search report for 30 years from 1995 till 2024. (Previous Title Report given by Adv. M. M. Sharma Dated 19/09/2024). I am given this title report on the basis of Legal Title Report given by Adv. M. M. Sharma.

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, **SHRI BALAJI INFRA** a registered a Partnership Firm, through its Partner 1. **MR. PRITESH MANOJ MODI**, 2. **MRS. SUNITA MANOJ MODI**, 3. **MR. SAGAR PANDURANG FUNDKAR**, 4. **MR. MUKUND DEVESH BHAGAT** AND 5. **MR. YOGESH ASHISH BHAGAT** are the owner and possessor of the above mentioned property the title of the said property is clear, marketable and without any encumbrances.

Owners of the land

SHRI BALAJI INFRA a registered a Partnership Firm, through its Partner 1. **MR. PRITESH MANOJ MODI**, 2. **MRS. SUNITA MANOJ MODI**, 3. **MR. SAGAR PANDURANG FUNDKAR**, 4. **MR. MUKUND DEVESH BHAGAT** AND 5. **MR. YOGESH ASHISH BHAGAT**- Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area adm. 412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm. 807.75 Sq. Mtrs. Situated at peth Khamgaon within the limits of Khamgaon Municipal Council. (**Survey No. 97/3P, Sheet No.24A, Plot No. 1/1/3/1 + 1/1/3/2**).

4) **Qualifying comments** - **SHRI BALAJI INFRA** a registered a Partnership Firm, through its Partner 1. **MR. PRITESH MANOJ MODI**, 2. **MRS. SUNITA MANOJ MODI**, 3. **MR. SAGAR PANDURANG FUNDKAR**, 4. **MR. MUKUND DEVESH BHAGAT** AND 5. **MR. YOGESH ASHISH BHAGAT** are the owners of the said property.

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:15/10/2024



Shailesh Sumati Al. Sagar
Advocate.



SHAILESH SUMATILAL SABADRA

Advocate

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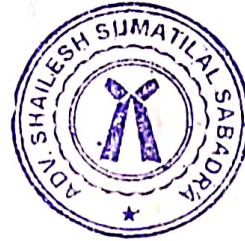
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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Property Card of Survey No. 97/3, bearing Nazul Sheet No. 24/A, Nazul Plot No. 1/1/3, out of which Plot No. 1 area adm. 412.50 Sq. Mtrs., and Plot No. 2 area adm. 395.25 Sq. Mtrs., total area adm. 807.75 Sq. Mtrs. (**Survey No. 97/3P, Sheet No.24A, Plot No. 1/1/3/1 + 1/1/3/2**) Situated at peth Khamgaon within the limits of Khamgaon Municipal Council;
2. Mutation Entry No.12.
3. Search report for 30 years from 1995 till 2024 taken from sub-Registrar Office at Khamgaon. I am given this title report on the basis of Legal Title Report given by Adv. M. M. Sharma.
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 15/10/2024



Shailesh Sabadra
Advocate.