Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that Piece and Parcel of land bearing Survey / Khasra / Gut No. 67 of Mouza – WELA HARISHCHANDRA, P.S.K. 38, having a total area of 2.12 Hectares, held in Occupancy Class - 1 Rights, situated at Village - WELA HARISHCHANDRA in Tahsil - Nagpur (Rural) and District – Nagpur.

I have investigated the title of the land bearing Survey / Khasra / Gut No. 67 of Mouza - WELA HARISHCHANDRA, P.S.K. 38 on the request of Global Logistic Park, a Partnership Firm, having its Office at Plot No. 32, Central Avenue Road, Gandhibag, Nagpur, through its Partners (1) Shri Sanjay S/o Puranmal Agrawal, AND (2) Shri Brindesh S/o Goverdhandas Agrawal , and following documents i.e:-

1) Description of the property.

All That Piece and Parcel of land bearing Survey / Khasra / Gut No. 67 of Mouza - WELA HARISHCHANDRA, P.S.K. 38, having a total area of 2.12 Hectares, held in Occupancy Class - 1 Rights, , situated at Village - WELA HARISHCHANDRA in Tahsil - Nagpur (Rural) and District – NAGPUR.

2) The documents of allotment of plot.

i. Sale Deed dated 29.09.2022 for Survey / Khasra / Gut No. 67 of Mouza - WELA HARISHCHANDRA, P.S.K. 38 executed by Shri Amol S/o Prabhakar Joshi in favour of Global Logistic Park, a partnership Firm , duly registered with the Office of the Sub-Registrar-7, Nagpur at Sr. No. 8747

ii. Property Card Issued by City Survey Officer-7 Nagpur Mutation Entry No. (1) vide Ferfar No. 3502 on dated 02/11/2022.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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 there is no litigation is pending in respect of Survey / Khasra / Gut No. 67 of Mouza - WELA HARISHCHANDRA, P.S.K. 38 in any court or before any authority.
That the title of

i. Global Logistic Park, a Partnership Firm, having its Office at Plot No. 32, Central Avenue Road, Gandhibag, Nagpur, through its Partners (1) Shri Sanjay S/o Puranmal Agrawal, and (2) Shri Brindesh S/o Goverdhandas Agrawal for land bearing Survey / Khasra / Gut No. 67 of Mouza- WELA HARISHCHANDRA, P.S.K. 38 is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

Global Logistic Park, a Partnership Firm, having its Office at Plot No. 32, Central Avenue Road, Gandhibag, Nagpur, through its Partners (1) Shri Sanjay S/o Puranmal Agrawal, and (2) Shri Brindesh S/o Goverdhandas Agrawal for land bearing Survey / Khasra / Gut No. 67 of Mouza- WELA HARISHCHANDRA, P.S.K. 38,

The report reflecting the flow of the title of

Global Logistic Park, a Partnership Firm, having its Office at Plot No. 32, Central Avenue Road, Gandhibag, Nagpur, through its Partners (1) Shri Sanjay S/o Puranmal Agrawal, and (2) Shri Brindesh S/o Goverdhandas Agrawal for land bearing Survey / Khasra / Gut No. 67 of Mouza- WELA HARISHCHANDRA, P.S.K. 38,is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 22/07/2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 3502 dated 02/11/2022

NARRATION ON FLOW OF TITLE:

All That Piece and Parcel of land bearing Survey / Khasra / Gut No. 67 of Mouza WELA HARISHCHANDRA, P.S.K. 38, having a total area of 2.12 Hectares, Rental Rs. 2.17 Yearly, held in Occupancy, Class 1 Rights, situated at Village - WELA HARISHCHANDRA in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Prabhakar Pralhad Joshi and Shri. Amol Prabhakar Joshi, being their self acquired property, having purchased the same by them from Smt. Premlatabai Jawaharlal Madhogadia, by a Sale Deed Dated 31-08-1990, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 311 on Pages 80 to 82 at Sr. No. 4468(P) on even date and the same is also accordingly mutated in their joint names in the Revenue Records vide Ferfar Entry No. 131 dated 11-11-1991

WHEREAS the aforesaid Shri. Prabhakar Pralhad Joshi left for heavenly abode on 11-07-2016 leaving behind him, his Widow Smt. Kamal Prabhakar Joshi, 2 sons namely Dr. Prashant Prabhakar Joshi and Shri. Amol Prabhakar Joshi and only daughter namely Mrs. Ujwala Shirish Chakradeo, as the only legal heirs, who inherited his 50% share and interest in the said property by way of intestate succession

WHEREAS the said Smt. Kamal Prabhakar Joshi, Dr. Prashant Prabhakar Joshi and Mrs. Ujwala Shirish Chakradeo relinquished all their rights, title and interest in the said property in favour of Shri. Amol Prabhakar Joshi, by a Deed of Relinquishment Dated 17-12-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-10 in Book No. 1, at Sr. No. 6609 on even date. As a result therefore the Shri Amol Prabhakar Joshi has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2097 Dated 03-04-2017

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

That Shri Amol Prabhakar Joshi have disposed off the Survey / Khasra / Gut No. 67 of Mouza - WELA HARISHCHANDRA, P.S.K. 38,, to Global Logistic Park, a partnership firm, by executing a Registered Sale Deed which is duly registered with the Office of the Sub-Registrar-7 at Sr. No. 8747 on 29.09.2022, thus Global Logistic Park have become the owner of the property.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 22-07-2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15