

QUBBAWALA & CO.

Advocates & Notary

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To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of Non-Agricultural land bearing **Khasra No.46/1 PART and Khasra No. 46/2 admeasuring 2.537741 H.R (25377.41 Sqr.Mtrs)** out of total admeasuring 2.70 H.R. (27000 Sqr.Mtrs) situated at MOUZA-KHAIRI, P.H. No. 16, Revenue paid Rs. 6.45, having Bhogwatdar Class-1 rights bearing Khate No.144 situated within the village limits of Grampanchayat Khairi, Tahsil Nagpur Rural, District Nagpur.

1. I have investigated the title of the said land on the request of Kesar India Limited and following documents i.e :-

(A) Sale deed dated 05.09.2023 executed by Mr. Deepak Rameshraoji Jibhakate with the consent of (i) Kusimbai Rameshraoji Jibhkate (ii) Ramesh Chintaman Jibhkate in favour of Kesar India Limited registered in Book No.1 at Serial No.4770 with Sub-Registrar, Kamthi on 06.09.2023.

(B) Non Agricultural order dated 24.11.2023 passed by Tahsildar Kamthi in Revenue Case No.24/NAP-34/Mouja Khairi/Kamthi/2023-24

(C) Tentative approval for sub division of Land granted by Nagpur Metro Region Development Authority vide Permit No.43030 dated 03.11.2023



2) 7 /12 extracts issued by Revenue Officer Khairi, Tahsil Kamthi and District Nagpur

3) Adhikar Abhilekh Panji issued from Revenue Office, Tahsil Kamthi and District Nagpur .

4) Search report for 15 years from 27.11.2008 till 27.11.2023

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 KESAR INDIA LIMITED is clear, marketable and without any encumbrances.

Owner of all that piece and parcel of Non-Agricultural land bearing Khasra No.46/1 PART and Khasra No. 46/2 admeasuring 2.537741 H.R (25377.41 Sqr.Mtrs) out of total admeasuring 2.70 H.R. (27000 Sqr.Mtrs) situated at MOUZA-KHAIRI, P.H. No. 16, Revenue paid Rs. 6.45, having Bhogwatdar Class-1 rights bearing Khate No.144 situated within the village limits of Grampanchayat Khairi, Tahsil Nagpur Rural, District Nagpur is KESAR INDIA LIMITED.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure A

Date:27.11.2023



For M/s. Qubbawala & Co.


(M.G.Qubbawala Advocate)

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Annexure-A

FLOW OF THE TITLE OF THE SAID LAND

1. That KESAR INDIA LIMITED is found to be the recorded owner of the properties in question.
2. Originally, Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan Aadmane acquired the land bearing Kh.No 140/2 admeasuring about 3.49 Acres and Khasra No. 149 admeasuring 7.16 Acres total admeasuring 10.65 Acres (i.e. 4.30 Hector R) of Mouza-Khairi by virtue of Will deed dt. 31.12.1969.
3. Thereafter, Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan Aadmane sold the land bearing Kh. No. 140/2, admeasuring 4.31 and Khasra No. 149, admeasuring 7.16 Acres total admeasuring 10.65 Acres to Smt. Kusum Ramesh Jibhkate by virtue of Sale Deed dt. 19.05.1982, which has been duly registered with the Sub-Registrar Nagpur in Book No. 1, Vol. No.291 at Sr. No. 3451.
4. Thereafter, (1) Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan



Aadmane sold the land bearing Kh. No. 140/2, admeasuring 4.31 and Khasra No. 149, admeasuring 7.16 Acres total admeasuring 10.65 Acres to Shri Ramesh Chintaman Jibhkate by virtue of Sale Deed dt. 19.05.1982, which is duly registered with the Sub-Registrar Office, Nagpur in Book No. 1, Vol. No. 292 at Sr. No. 3452.

5. On causing resurvey and re measurement of the aforesaid land, the Western Portion land admeasuring 5.44 Acres (i.e. 2.20 Hectar R) out of Khasra No. 140/2 total admeasuring 4.31 H.R., Land admeasuring 7.16 Acres out of Khasra No. 149 total admeasuring 10.65 Acres and Middle Portion land admeasuring 3.56 Acres (i.e. 1.41 Hectar) out of Khasra No. 140/2 total admeasuring 4.31 H.R. and Khasra No. 149, admeasuring 10.65 Acres has been renumbered as Khasra No. 46/1, admeasuring 2.11 Hectar R & Khasra No. 46/2 admeasuring 1.40 Hectar R and said land has continued in the Ownership of (1) Smt. Kusum Ramesh Jibhkate (2) Shri. Ramesh Chintaman Jibhkate.

6. Thereafter, Smt. Kusum Ramesh Jibhkate and Mr. Deepak Rameshraoji Jibhkate (son of Kusum) has affected mutual partition in respect of the land bearing Kh.No.46/1 admeasuring 2.11 HR, the said mutual partition has been recorded vide Mutual Partition Deed dated 06.11.2015, whereby, the land admeasuring 1.30 HR out of 2.11 HR was allotted in the share of Shri Deepak Ramesh Jibhkate and accordingly the name of Shri Deepak Ramesh Jibhkate was duly mutated in the 7/12 extract vide Ferfar No.1853.

7. Similarly, Shri. Ramesh S/o Chintaman Jibhkate and Mr. Deepak Rameshraoji Jibhkate (son of Ramesh) have also affected mutual partition in respect of the said property i.e. land of Kh. No.46/2 admeasuring 1.40 HR, the said Mutual partition has been



recorded vide Mutual Partition Deed dated 06.11.2015, whereby, the land admeasuring 1.40 HR of Kh.No.46/2 was allotted to Shri Deepak Ramesh Jibhkate and accordingly the name of Shri Deepak Ramesh Jibhkate was duly mutated in the 7/12 extract.

8. Thereafter, Shri Deepak Ramesh Jibhkate sold the property in question to the present owner, namely, KESAR INDIA LIMITED vide Sale deed dated 05.09.2023 registered in Book No.1 at Serial No.4770 with Sub-Registrar, Kamthi on 06.09.2023. The name of Kesar India Limited has been mutated in the 7/12 extract.

The aforesaid flow of title has been verified on the basis of the following:

Sr.No.

- 1) 7/12 extracts bearing **Khasra No.46/1 PART and Khasra No. 46/2** situated at Mouza Khairi, P.H. No.16, Tahsil Kamptee and District Nagpur
- 2) The last Mutation entry No.3192 dated 25.09.2023 carried out in 7/12 extract of Khasra No.46/1 and mutation entry no.3192 dated 25.09.2023 carried out in 7/12 extract of Khasra No.46/2.
- 3) Search report for 15 years from 27.11.2008 till 27.11.2023 taken from Sub-Registrar office at Kamthi .
- 4) Any other relevant title (the tile is clear and there is no encumbrance found)
- 5) Litigation if Any (none found).

Date: 27.11.2023

For M/s. Qubbawala & Co.



(M.G.Qubbawala Advocate)

CHALLAN
MTR Form Number-6



MH011482850202324E		BARCODE		Date 27/11/2023-12:53:11		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Ghulam Abbas Zainuddin Qubbawala	
Location PUNE							
Year 2023-2024 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
30072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023112767166	IK0CNTCSQ2
Cheque/DD No.				Bank Date	RBI Date	27/11/2023-12:24:55	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 783309448

Mobile No. : 9960452664

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

जर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.