

all Trees, Shrubs, Passage, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto in situated at Village – Rui, in Tahsil – Nagpur (Gramin) & District – NAGPUR to M/s Growmore Housing and Construction Co., Acting through its Partner – Shri. Harjyot Tavindersingh Rawal, by a Sale Deed Dated 5/11/2019, which is duly registered in the office of the Joint Sub Registrar Nagpur-7 (Gramin), in Book No. 1, at Sr. No. 8939 on even date.

(6) THAT, as a result therefore, **M/s Growmore Housing and Construction Co.,** Acting through its Partner -- Shri. Harjyot Tavindersingh Rawal is the absolute, full and exclusive owner of the aforesaid property (i.e. 1.05 Hectors) by way of Sale Deed.

(7) THAT, on the basis of observations made by me I further certify as under :-

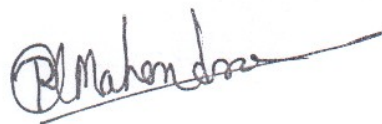
- (I) That, the aforesaid property does not belong to any Minor.
- (II) That, the aforesaid Owner holds the same as its exclusive & absolute property.
- (III) That, the aforesaid land is Not Adivasi Land, Forest Land/Water bodies/Rivers/Creek and other Eco Reservation.
- (IV) That, the said property is held in Class I rights.
- (V) That, the aforesaid property bears a clear marketable title.
- (VI) That, the aforesaid property is presently for Residential (R-3) use.



(8) THAT, I have verified all the relevant Xerox documents of the aforesaid property and I found that the name of M/s Growmore Housing and Construction Co., Acting through its Partner – Shri. Harjyot Tavindersingh Rawal is recorded on revenue records as per the aforesaid Sale Deed Dt. 5/11/2019, M/s Growmore Housing and Construction Co., Acting through its Partner – Shri. Harjyot Tavindersingh Rawal is absolute and exclusive owner of the aforesaid property with heritable and transferable rights therein.

(9) THAT, I have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in, by giving inputs of Kh. No. 30/1 of Mouza - Rui for the period of 13 Years (i.e. from 2008-2020) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010711170201920E, Dated 14/1/2020.

(10) THAT, with the result I am the Opinion that the aforesaid present owner - **M/s Growmore Housing and Construction Co.,** Acting through its Partner – Shri. Harjyot Tavindersingh Rawal holds a good, valid and marketable title in respect of its aforesaid property.

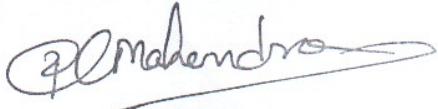


(11) THAT, the said opinion is taken with due care and diligence by verifying the Xerox Copy of documents supplied to me by my client.

Hence this report.

NAGPUR

DATE :- 18/1/2020


Ritesh C. Mahendra
ADVOCATE