QUBBAWALA & CO.
Advocates & Notary

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OFFICE: M-5, V.H.B. Colony, Behind Labour Court, Civil Lines, NAGPUR Mob: +91 9960452664

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that southern portion of land admeasuring 0.40 Hectares out of the entire land admeasuring 1.21 H.R. bearing Survey No.147/1/2 (New) and 22 (Old), P.H. No.15, Mouza Bhilgaon, Tahsil Kamptee and District Nagpur .

1. I have investigated the title of the said plot on the request of **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI** and following documents i.e :-

1) Sale Deed dated 16-07-2018 which has been registered in Book No.1 at Serial No.3486 with Sub-registrar, Kamthi on even date

2) Sale deed dated which has been registered in Book No.1 at Serial No.4765 with Sub-Registrar, Nagpur-1 on 19-09-1984

3) 7 /'12 extract issued by Revenue officer Kamthi, the name of the promoter has been mutated vide entry no.21150 made on 28.03.2019. The concerned Revenue Officer Kamthi has updated the 7/12 extract online which is available at bhulekh.mahabhumi.gov.in

4) Search report for 30 years from.01.04.1991 ti11 31.03.2021 2/ -.

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 **M/S BHARMAL BUILDERS AND DEVELOPERS** is clear, marketable and without any encumbrances.

QUBBAWALA & CO. ADVOCATE Date NAGPUR

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Owners of the land

(1) bearing Khasra/Survey No.147/1/2 is **M/S BHARMAL BUILDERS AND DEVELOPERS.**

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:31.03.2021



For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

1. That **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI** is found to be the recorded owner of the property in question.

2. That land bearing Old Khasra No.22 was owned by (1) Sitabai Mahadev Parmal (2) Anjanibai Bhaiyyasingh Parmal (3) Rajeshkumar Natthusingh Parmal (4) Ratnabai Natthusingh Parmal (5) Kanhaiya Natthusing Parmal (6) Deepak Natthusing Parmal (7) Sanju Natthusingh Parmal (8) Shankar Bhaiyyasingh Parmal (9) Pradeep Bhaiyysingh Parmal (10) Saroj Laxmansingh Chauhan (11) Meena Bhaiyyasingh Parmal (12) Sangeeta Bhaiyyasingh Parmal (13) Padma Natthusingh Parmal (14) Natthusingh Mahadev Parmal all the members of Hindu Undivided Family.

3. That the aforesaid owners sold the land admeasuring 3 acres out of the entire land bearing Khasra No.22 to HARMITSINGH S/O AMOLAKSINGH BHATIYA vide Sale deed dated which has been registered in Book No.1 at Serial No.4765 with Sub-Registrar, Nagpur-1 on 19-09-1984.

4. That the land purchased by Harmitsingh Bhatiya admeasuring 3 Acres have been renumbered as Khasra No.147/1.

5. That Harmitsingh Bhatiya sold the property in question i.e land admeasuring 040 Hectares to M/S Bharmal Builders and Developers

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vide Sale Deed dated 16-07-2018 which has been registered in Book No.1 at Serial No.3486 with Sub-registrar, Kamthi on even date. Accordingly, the name of the promoters have been mutated in the relevant records of rights i.e 7/12 extract vide mutation entry no.21150 dated 28.03.2019. Since, the land admeasuring 0.40 hectares out of the total land admeasuring 2 Hectares formed the part Survey No.147/1, the said Survey No.147/1 has been further divided and the portion of land admeasuring 0.40 Hectares which is owned by the promoters has been renumbered as Survey/Khasra No.147/1/2.

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

Sr.No.

1) 7/12 extract (i.e Survey No.147/1/2) as on date of application for registration stands in the name of **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners:
   (1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI**
2) Mutation entry No.21150 dated 28.03.2019
3) Search report for 30 years from 01.04.1991 till 31.03.2021 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:31.03.2021

For M/s. Qubbawala & Co.

QUBBAWALA & CO. ADVOCATE NAGPUR

(M.G.Qubbawala Advocate)

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