

QUBBAWALA & CO.

Advocates & Notary

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey No.129 total admeasuring 0.29 Hectares situated at Mouza Yerkheda, P.H. No.16, Tahsil Kamptee and District Nagpur.

1. I have investigated the title of the said land on the request of (1) M/S Kesar Impex India Pvt Limited and (2) M/S Kesar Infracon Pvt Limited following documents i.e :-

1).A Sale Deed dated 07-07-2011 executed by Mr.Jamal Akhtar and 16 others in favour of M/s. Kesar Impex India Pvt. Ltd. Nagpur through Director Shri Yash Gopal Gupta, which has been registered in Book No.1 at Serial No.2330 with the Jt. Sub Registrar Kamptee on 08-07-2011

1).B Sale Deed dated 07-07-2011 executed by Mr.Jamal Akhtar and 16 others in favour of M/s. Kesar Infracon Pvt. Ltd. Nagpur through Director Shri Yash Gopal Gupta, which has been registered in Book No.1 at Serial No.2332 with the Jt. Sub Registrar Kamptee on 08-07-2011.

3) 7 /12 extract of Survey No.129 bearing last mutation entry no.9559 dated 19.01.2021 issued by Revenue Officer Yerkheda, Tahsil Kamthi and District Nagpur as follows:

4) Search report for 30 years from 05.04.1991.till 04.04.2021 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 (1) M/S Kesar Impex India Pvt Limited (0.19 Hecatere) and (2) M/S Kesar Infracon Pvt Limited (0.10 Hectare) is clear, marketable and without any encumbrances.



Owners of the Land bearing Khasra/Survey No.129 are (1) M/S Kesar Impex India Pvt Limited (0.19 Hecatre) and (2) M/S Kesar Infracon Pvt Limited (0.10 Hectare).

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:04.04.2021

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 Kesar Impex India Pvt Limited and (2) M/S Kesar Infracon Pvt Limited are found to be the recorded owner of the properties in question.

2. That, originally (1) Jamal Akhtar s/o Mo. Sayeed Akhtar (2) Moin Akhtar s/o Mo. Sayeed Akhtar (3) Rukhsana Khatun w/o Mo. Jafar Ansari (4) Rehana Khatun w/o Anisuddin (5) Farzana Khatun w/o Mumtaj Ahmed (6) Nasim Akhtar w/o Mo. Sayeed Akhtar (7) Nafisa Parvin w/o Minhaj Ahmed (8) Salim Akhtar s/o Mo. Said Akhtar (9) Shehnaj Akhtar w/o Shafiqurrehman (10) Nikhat Akhtar w/o Mo. Parvej (11) Nadim Akhtar s/o Mo. Sayeed Akhtar (12) Kamrunnisa wd. Haji Mumtaj Ahmed (13) Julfekar Ahmed s/o Haji Mumtaj Ahmed (14) Ruhina Kamrun d/o Haji Mumtaj Ahmed (15) Ahesan Kamal s/o Haji Mumtaj Ahmed (16) Wekar Ahmed s/o Haji Mumtaj Ahmed (17) Mohsin Kamal s/o Haji Mumtaj were the owners and holders of Field bearing Survey No.129 admeasuring 0.29 Hectare.

3. That (1) Jamal Akhtar s/o Mo. Sayeed Akhtar (2) Moin Akhtar s/o Mo. Sayeed Akhtar (3) Rukhsana Khatun w/o Mo. Jafar Ansari (4) Rehana Khatun w/o Anisuddin (5) Farzana Khatun w/o Mumtaj Ahmed (6) Nasim Akhtar w/o Sayeed Akhtar (7) Nafisa Parvin w/o Minhaj Ahmed (8) Salim Akhtar s/o Mo. Said Akhtar (9) Shehnaj Akhtar w/o Shafiqurrehman (10) Nikhat Akhtar w/o Mo. Parvej (11) Nadim Akhtar s/o Mo. Sayeed Akhtar (12) Kamrunnisa wd. Haji Mumtaj Ahmed (14) Rehina Kamrun d/o Haji Mumtaj Ahmed (15) Ahesan Kamal s/o Haji Mumtaj Ahmed (16) Wekar Ahmed s/o Haji Mumtaj Ahmed (17) Mohsin Kamal s/o Haji Mumtaj Ahmed aj Ahmed (13) Julfekar Ahmed s/o Haji Mumtaj Ahmed (14) Rehina Kamrun d/o



Haji Mumtaj Ahmed (15) Ahesan Kamal s/o Haji Mumtaj Ahmed (16) Wekar Ahmed s/o Haji Mumtaj Ahmed (17) Mohsin Kamal s/o Haji Mumtaj Ahmed through their Attorneys (1) Javed Akhtar s/o Mo. Sayeed Akhtar (constituted vide Power of Attorney bearing Document No.2144/11 dated 27-06-2011) and (2) Iftekhar Ahmed s/o Haji Mumtaz Ahmed (constituted vide Power of Attorney bearing Document No.2272/11 dated 05-07-2011) sold the property in question being 0.19 Hectares by virtue of Sale Deed dated 07-07-2011 in favour of M/s. Kesar Impex India Pvt. Ltd. Nagpur through Director Shri Yash Gopal Gupta, which has been registered in Book No.1 at Serial No.2330 with the Jt. Sub Registrar Kamptee on 08-07-2011. As such M/s. Kesar Impex India Pvt. Ltd. Nagpur through Director Shri Yash Gopal Gupta became the owner of the land admeasuring 0.19 Hectare, part of Field Survey No.129 with Class-I Rights of Patwari Halka No.15, Mouza Yerkheda Tahsil: Kamptee District: Nagpur.

4. That similarly, (1) Jamal Akhtar s/o Mo. Sayeed Akhtar (2) Moin Akhtar s/o Mo. Sayeed Akhtar (3) Rukhsana Khatun w/o Mo. Jafar Ansari (4) Rehana Khatun w/o Anisuddin (5) Farzana Khatun w/o Mumtaj Ahmed (6) Nasim Akhtar w/o Sayeed Akhtar (7) Nafisa Parvin w/o Minhaj Ahmed (8) Salim Akhtar s/o Mo. Said Akhtar (9) Shehnaj Akhtar w/o Shafiqurrehman (10) Nikhat Akhtar w/o Mo. Parvej (11) Nadim Akhtar s/o Mo. Sayeed Akhtar (12) Kamrunnisa wd. Haji Mumtaj Ahmed (14) Rehina Kamrun d/o Haji Mumtaj Ahmed (15) Ahesan Kamal s/o Haji Mumtaj Ahmed (16) Wekar Ahmed s/o Haji Mumtaj Ahmed (17) Mohsin Kamal s/o Haji Mumtaj Ahmed aj Ahmed (13) Julfekar Ahmed s/o Haji Mumtaj Ahmed (14) Rehina Kamrun d/o Haji Mumtaj Ahmed (15) Ahesan Kamal s/o Haji Mumtaj Ahmed (16) Wekar Ahmed s/o Haji Mumtaj Ahmed (17) Mohsin Kamal s/o Haji Mumtaj Ahmed through their Attorneys (1) Javed Akhtar s/o Mo. Sayeed Akhtar (constituted vide Power of Attorney bearing Document No.2144/11 dated 27-06-2011) and (2) Iftekhar Ahmed s/o Haji Mumtaz Ahmed (constituted vide Power of Attorney bearing Document No.2272/11 dated 05-07-2011) sold the land admeasuring 0.10 Hectare out of Khasra No.129 and land admeasuring 0.08 Hecatre out Khasra No.132 (total admeasuring 0.18 Hectare) by virtue of Sale Deed dated 07-07-2011 in favour of M/s. Kesar Infracon Pvt.



Ltd. Nagpur through Director Shri Yash Gopal Gupta, which has been registered in Book No.1 at Serial No.2332 with the Jt. Sub Registrar Kamptee on 08-07-2011. As such M/s. Kesar Infracon Pvt. Ltd. Nagpur through Director Shri Yash Gopal Gupta became the owner of the land admeasuring 0.10 Hectare being earlier part of Field Survey No.129 with Class-I Rights of Patwari Halka No.15, Mouza Yerkheda, Tahsil: Kamptee District: Nagpur

4. That the use of land bearing Khasra Nos.129 has been converted to non-agricultural (residential) purpose vide order dated 31.12.2020 passed by Thasildar, Kamthi in Revenue Case No.40/N.A.P/34/2020-21.

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

Sr.No.

- 1) 7/12 extract as on date of application for registration stands in the name of (1) M/S Kesar Impex India Pvt Limited (0.19 Hecatre) and (2) M/S Kesar Infracon Pvt Limited (0.10 Hectare)
- 2) The last Mutation entry No.9559 dated 19.01.2021 carried out in the respective 7/12 extracts.
- 3) Search report for 30 years from 05.04.1991 till 04.04.2021 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: 04.04.2021



For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)