

QUBBAWALA & CO.

Advocates & Notary

E-Mail : qubbawala@gmail.com

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

Mob: +91 9960452664

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Date : 17-12-2020

TITLE VERIFICATION REPORT AND

NON-ENCUMBERANCE CERTIFICATE

Having been engaged for preparing the Title Verification Certificate for the all that piece of land bearing Bhumapan Karmank (Khet) Survey No.98/2, admeasuring 1.23 Hectare) bearing Khasra No.98/2 Mouza Bhilgaon Tahsil Kamptee and District Nagpur claimed to be owned by (1) **M/S. KESAR IMPEX (I) PVT. LTD. through Director Shri Yash Gopal Gupta** (2) **M/S. KESAR INFRACON PVT. LTD. through Director Shri Yash Gopal Gupta**, (3) **M/S. CLEOPATRA DESIGNER PVT. LTD. through Director Shri Yash Gopal Gupta** and (4) **M/S. NITIN COKE PVT. LTD. through Director Shri Yash Gopal Gupta**, we do hereby submit my report for last 13 years as under:-

1. That, as per the revenue records the aforesaid property was owned by (1) Vishnu Dayaramji Bele (2) Ishwar Dayaramji Bele (3) Sachin Vishnu Bele (4) Pankaj Vishnu Bele (5) Geeta Vishnu Bele and (6) Kavita Ishwar Bele, who sold the same to (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal vide Sale deed dated 04.03.2009 which has been registered in Book No.1 at Serial No.781/2009 with Sub-Registrar, Kamthi.

2. That M/S. KESAR IMPEX (I) PVT. LTD. through Director Shri Yash Gopal Gupta acquired the title upon the property in question by virtue of Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal, which has been registered in Book No.1 at Serial No.374 with the Jt. Sub Registrar Kamptee on 02-02-2011 related to 0.29 Hectare being Northern portion of Survey No.98/2, admeasuring 1.23 Hectare Revenue Rs.9.60 with Class-I Rights bounded as under :-

On the North : Field Survey No. 98/1

On the South : Field owned by another person

On the East : Shiv Pandhan

On the West : Field owned by another person



3. That M/S. KESAR INFRACON PVT. LTD. through Director Shri Yash Gopal Gupta acquired the title upon the property in question by virtue of Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal, which has been registered in Book No.1 at Serial No.375 with the Jt. Sub Registrar Kamptee on 02-02-2011 related to 0.32 Hectare being undivided share of Survey No.98/2, admeasuring 1.23 Hectare Revenue Rs.9.60 with Class-I Rights bounded as under :-

On the North : Field Survey No. 98/1

On the South: Pandhan

On the East : Field owned by another person

On the West : Khet Survey No.99

4. That M/S. CLEOPATRA DESIGNER PVT. LTD. through Director Shri Yash Gopal Gupta acquired the title upon the property in question by virtue of following Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal, which has been registered in Book No.1 at Serial No.376 with the Jt. Sub Registrar Kamptee related to 0.27 Hectare being undivided share of Survey No.98/2, admeasuring 1.23 Hectare Revenue Rs.9.60 with Class-I Rights bounded as under :-

On the North : Field owned by another person

On the South: Pandhan

On the East : Shiv Pandhan

On the West : Field owned by another person

6. That M/S. NITIN COKE PVT. LTD. through Director Shri Yash Gopal Gupta acquired the title upon the property in question by virtue of following Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal, which has been registered in Book No.1 at Serial No.377 with the Jt. Sub Registrar Kamptee related to 0.35 Hectare being undivided share of Survey No.98/2, admeasuring 1.23 Hectare Revenue Rs.9.60 with Class-I Rights bounded as under :-

On the North : Field owned by another person

On the South: Pandhan

On the East : Shiv Pandhan

On the West : Field owned by another person

Thus the links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records.



7. We have caused the search of relevant records, for last twelve years, by paying necessary search fees. On the basis of search caused by us and the documents placed before us, the property referred in the schedules is found to be held and owned by (1) M/S. KESAR IMPEX (I) PVT. LTD. through Director Shri Yash Gopal Gupta (2) M/S. KESAR INFRACON PVT. LTD. through Director Shri Yash Gopal Gupta, (3) M/S. CLEOPATRA DESIGNER PVT. LTD. through Director Shri Yash Gopal Gupta and (4) M/S. NITIN COKE PVT. LTD. through Director Shri Yash Gopal Gupta.

8. That we have perused the relevant documents whereby the title upon the property in question has come to the present owners. As the result of such searches the property in question is found to be free from encumbrances and the title of the present aforesaid holders is found to be clear and marketable. However, the search does not include any documents which are registered in Book No.2,3 and 4 such as Power of Attorney, Will. The search also does not include any equitable mortgage prior to 01.04.2013 or subsequent to 01.04.2013 for which notice of intimation has not been filed.

SCHEDULE OF PROPERTY

All that piece of land bearing Bhumapan Karmank (Khet Survey No.98/2) total admeasuring 1.23 Hectares Mouza Bhilgaon Tahsil Kamptee and District Nagpur within the limit of Nagpur District which is bounded as under :

On the North : Survey No.98/1

On the South : Field Survey No. 98/1 & owned by another person

On the East : Shiv Pandhan

On the West : Field Survey No.99

For M/s. Qubbawala & Co.




(MOHAMMED QUBBAWALA ADVOCATE)