

QUBBAWALA & CO.

Advocates & Notary

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey No.98/2 admeasuring 1.23 Hectares situated at Mouza Bhilgaon, Tahsil Kamptee and District Nagpur.

1. I have investigated the title of the said land on the request of **(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** and following documents i.e :-

1).A Sale deed dated 04.03.2009 executed 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 in favour of (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal which has been registered in Book No.1 at Serial No.781/2009 with Sub-Registrar, Kamthi.

1).B Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal in favour of M/S. KESAR IMPEX (I) PVT. LTD. through Director Shri Yash Gopal Gupta which has been registered in Book No.1 at Serial No.374 with the Jt. Sub Registrar Kamptee on 02-02-2011on 03-04-20001).

1).C Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal in favour of M/S. KESAR INFRACON PVT. LTD. through Director Shri Yash Gopal Gupta,



which has been registered in Book No.1 at Serial No.375 with the Jt. Sub Registrar Kamptee on 02-02-2011

1).D Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal in favour of M/S. CLEOPATRA DESIGNER PVT. LTD. through Director Shri Yash Gopal Gupta, which has been registered in Book No.1 at Serial No.376 with the Jt. Sub Registrar Kamptee.

1).E Sale Deed dated 01-02-2011 executed by (1) Smt. Lakshmidevi Narayandas Agrawal, and (2) Smt. Kavita Gopal Agrawal in favour of M/S. NITIN COKE PVT. LTD. through Director Shri Yash Gopal Gupta which has been registered in Book No.1 at Serial No.377 with the Jt. Sub Registrar Kamptee.

3) 7/12 extracts issued by Revenue Officer Bhilgaon, Tahsil Kamthi and District Nagpur bearing last Mutation Entry No.2849.

4) Search report for 30 years from 05.04.1991.till 04.04.2021

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 (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** is clear, marketable and without any encumbrances.

Owners of the Land bearing Khasra/Survey No.98/2 are **(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.**



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.

A handwritten signature in black ink, appearing to be "M.G. Qubbawala".

(M.G.Qubbawala Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

1. That (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 are found to be the recorded owner of the properties in question.

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.

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.



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.

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.

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 (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**
- 2) The last Mutation entry Entry No.2849 carried out in the respective 7/12 extract.
- 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.S. Qubbawala Advocate)