

VIVEK.K.KOLTE
ADVOCATE & NOTARY
Nagpur-22

Address: 55 Atrey layout,
Pratapnagar

To.
MAHARERA
MUMBAI

LEGAL TITLE REPORT

**SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO SURVEY NO. 50/1 AND 50/2
SITUATED AT DONGARGAON TALUKA/DISTRICT NAGPUR.**

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e.:-

1.DESCRPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 50/2, Admeasuring 0.81 Hectares, Jama Rs. 0.78, and Kh. No. 50/1, Admeasuring 0.89 Hectares, Jama Rs. 0.85, both Bhogwatdar No. 1, P. H. No. 73, Mouza:- Dongargaon, Village Dongargaon, Tahsil Nagpur Rural District Nagpur thereabouts and collectively bounded as follows:-

KH.NO.50/2

TOWARDS EAST	:	Kh. No. 51
TOWARDS WEST	:	Kh.No. 50/1
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Pandhan Road

KH.NO.50/1

TOWARDS EAST	:	Kh. No. 50/2
TOWARDS WEST	:	Wagdhara Shiv Pandhan
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Shiv Pandhan Road

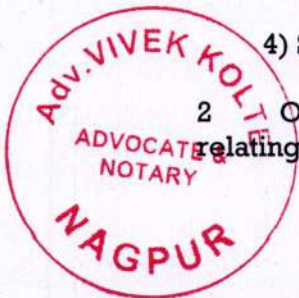
2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	02.09.2021	Sale Deed	Original
2	10.08.2021	Sale Deed	Original
3	18.07.1998	Sale Deed	Original
4	29.07.1998	Sale Deed	Original
5		Layout Map	Original

3) 7/12 extract or property card issued by Tahsildar shows the mutation of the owner

4) Search report for 13 years from 2009 till 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 M/s Mahalaxmi





CHALLAN
MTR Form Number-6



GRN	MH010286738202122E	BARCODE			Date	17/12/2021-15:48:01		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR					Full Name		VIVEK K KOLTE						
Location NAGPUR													
Year 2021-2022 One Time					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				350.00	Road/Street								
					Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	2	2
					Remarks (If Any)								
					KHASRA NO. 50/2 P H 73 MOUZA DONGARGAON								
					Amount In		Three Hundred Fifty Rupees Only						
Total				350.00	Words								
Payment Details CANARA BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	02400412021121700673		1061712202102400673				
Cheque/DD No.					Bank Date	RBI Date	17/12/2021-15:46:38		Not Verified with RBI				
Name of Bank					Bank-Branch		CANARA BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. :

9822200828

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

X



Infracon is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land

- (1) Mahalaxmi Infracon Survey no. 50/1.
- (2) Mahalaxmi Infracon Survey no. 50/2.

3/- The report reflecting the flow of the title of the Mahalaxmi Infracon on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 17.12.2021
Nagpur.



A handwritten signature in black ink, appearing to be "Vivek K Kolte".

VIVEK K KOLTE
ADVOCATE

VIVEK.K.KOLTE
ADVOCATE & NOTARY

Address: 55 Atrey layout,
Pratapnagar Nagpur-22

FLOW OF THE TITLE OF THE SAID LAND.

It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 50/1, Admeasuring 0.89 Hectares, Jama Rs. 0.90, and Kh. No. 49, Admeasuring 0.68 Hectares, Jama Rs. 1.00, Bhogwatdar No. 12, P. H. No. 73, Mouza:- Dongargaon, Village Dongargaon, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Padmesh Devdatta Gupta and Shri Mukesh Devdatta Gupta being their separate property.

It is observed that All the piece and parcel of Agricultural land bearing Kh. No. 50/2, Admeasuring 0.81 Hectares, Jama Rs. 0.77, and Kh. No. 49, Admeasuring 0.40 Hectares, Jama Rs. 1.00, Bhogwatdar No. 12, P. H. No. 73, Mouza:- Dongargaon, Village Dongargaon, Tahsil Nagpur Rural District Nagpur originally belonging to Arun Niting Industries, Nagpur being its separate property.

It is observed that the said Shri Padmesh Devdatta Gupta and Shri Mukesh Devdatta Gupta lateron in their turn transferred the said property comprising Kh. No. 50/1 having an area of 0.89 Hectare and Kh. No. 49 having an area of 0.68 Hectare by way of sale to Smt. Kunda Balkrishna Parande and Shri Kishorpant Dwarkaprasad Jain jointly, by a Sale Deed dated 18.07.1998 which is duly registered in the office of Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2168 on Pages 27 to 29 at Sr. No. 5792(P) on even date.

It is observed that the said Arun Niting Industries, Nagpur lateron in its turn transferred the said property comprising Kh. No. 50/1 having an area of 0.89 Hectare and Kh. No. 49 having an area of 0.40 Hectare by way of sale to Smt. Kunda Balkrishna Parande and Shri Kishorpant Dwarkaprasad Jain jointly, by a Sale Deed dated 29.07.1998 which is duly registered in the office of Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2177 on Pages 27 to 29 at Sr. No. 6181(P) on even date.

It is observed that the said Shri Kishorpant Dwarkaprasad Jain left for heavenly abode on 11.03.2008, leaving behind him, his only son Shri Vinod Kishorchand Jain, as his only legal heir, who inherited his 50% share and interest in the said entire properties i.e. Kh. No. 50/1, 50/2 and 49 by way of intestate succession.

It is observed that the said Smt. Kunda Balkrishna Parande and Shri Vinod Kishorchand Jain executed a Partition Deed and in terms of which the aforesaid properties comprising Kh. No. 50/1 having an area of 0.89 Hectares come to the share of Shri Vinod Kishorchand Jain and Kh. No. 50/2 having an area of 0.81 Hectares come to the share of Smt. Kunda Balkrishna Parande.

It is observed that the said Kh. No. 50/1 lateron converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights.

It is observed that the said Shri Vinod Kishorchand Jain lateron sold out the said Kh. No. 50/1 by way of sale to M/s Mahalaxmi Infracon, through its Partners by a Sale Deed dated 02.09.2021 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. no. 11247 on even date.



It is observed that the said Smt. Kunda Balkrishna Parande lateron sold out the said Kh. No. 50/2 by way of sale to M/s Mahalaxmi Infracon, through its Partners by a Sale Deed dated 02.09.2021 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. no. 10853 on even date.

It is observed that the said M/s Mahalaxmi Infracon through its Partners lateron prepared a layout on the said land by carving various plots of different sizes.

I further state that the above described property absolutely owned and possessed by M/s Mahalaxmi Infracon through its Partners and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s Mahalaxmi Infracon through its Partners.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of Mahalaxmi Infracon .

2) Mutation Entry No..... 

3) Search report for 13 years from 2009 to 2021 Taken from Sub-Registrar' Office no. 7 at Nagpur

4) Any other relevant title: As per above mentioned title history

5) Prima facie no litigation found over the property.

Date: 17.12.2021

A handwritten signature in black ink, appearing to be "Vivek K Kolte".

VIVEK K KOLTE
ADVOCATE