QUBBAWALA & CO.

Advocates & Notary

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

To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey Nos.108,110,111/2 and 113 admeasuring 1.62 Hectares, 2.40 Hectares, 2.50 Hectares and 5.14 Hectares respectively 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) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta and following documents i.e :-

1).A Sale deed dated 04.12.1998 executed by Mr.Prakash Gulabrao Kale in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra No.108)

1).B Sale deed dated 04.12.1998 executed by Mrs.Gangabai Gulabrao Kale in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra No.113)

1).C Sale deed dated 04.12.1998 executed by (i) Vithalrao Domaji Kale and (ii) Babanrao Vithalrao Kale in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra Nos.111/1 and 111/2)

1).D Sale deed dated 04.12.1998 executed by Balkrishna nDomaji Kale in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra No.110)

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1).E Relinquishment Deed dated 05-07-2011 executed by (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta in favour of (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta (for Khasra Nos.108, 110, 111/2A and 113)

1).F Deed of Correction dated 19.07.2011 to Relinquishment Deed dated 05-07-2011 executed by (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta in favour of (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta (for Khasra Nos.108, 110, 111/2 (corrected) and 113)

3) 7 /'12 extracts issued by Revenue Officer Yerkheda, Tahsil Kamthi and District Nagpur as follows:

SURVEY NO.	MUTATION ENTRY NO.	ENTRY DATE
108	9558	19.01.2021
110	9558	19.01.2021
111/2	9558	19.01.2021
113	9558	19.01.2021

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) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta is clear, marketable and without any encumbrances.

Owners of the Land bearing Khasra/Survey Nos.108,110,111/2 and 113 are (1) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra 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

QUBBAWALA & CO. ADVOCATE NAGPUR

For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

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FLOW OF THE TITLE OF THE SAID LAND

1. That (1) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta are found to be the recorded owner of the properties in question.

2. That, the land bearing Khasra Nos.108,110,111/1,111/2 and 113 along with other fields of land were purchased jointly by Vithhalrao Domaji Kale (2) Gulabrao Kale and (3) Balkrishna Kale vide two separate sale deeds dated 24.09.1959 and 13.11.1963 from Haji Mohammad Masood Khan and 3 others.

3. That, Khasra Nos.108,.109,110,111/1,111/2 and 113 were thereafter mutually partitioned amongst the aforesaid persons and their respective family members.

4. That, (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta purchased the aforesaid fields of land i.e Khasra Nos.108,.109,110,111/1,111/2 and 113 from the respective members and owners in the following manner:

KHASRA NO.	NAME OF THE VENDOR	SALE DEED DETAILS
108	PRAKASH GULABRAO KALE	REGISTERED IN ADDTL.BOOK NO.1, VOL NO.2256, PAGES 81 TO 88 AT SERIAL NO.8932(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998
110	BALKRISHNA DOMAJI KALE	REGISTERED IN ADDTL.BOOK NO.1,

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		VOL NO.2256, PAGES 97 TO 104 AT SERIAL NO.8934(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998
111	(1)VITHALRAO DOMAJI KALE (2) BABANRAO VITHALRAO KALE	REGISTERED IN ADDTL.BOOK NO.1, VOL NO.2256, PAGES 105 TO 112 AT SERIAL NO.8935(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998
113	GANGABAI GULABRAO KALE	REGISTERED IN ADDTL.BOOK NO.1, VOL NO.2256, PAGES 113 TO 120 AT SERIAL NO.8936(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998

3. That, (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta have relinquished all their rights, title and interest in the land bearing Khasra Nos.108, 110, 111/2A and 113 in favour of the other co-owners, namely, (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta vide Deed of Relinquishment (without consideration) dated 05.07.2011 which has been registered in Book NO.1 at Serial NO.2276 with Jt.Sub-Registrar, Kamthi on even date. However, due to clerical error in said deed, the Khasra No.111/2A was corrected as Khasra No.111/2 vide Deed of Correction dated 19.07.2011 which has been registered in Book No.1 at Serial No.2441 with Jt.Sub-Registrar, Kamthi on even date. Accordingly (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta have become the exclusive owners of Khasra Nos.108, 110, 111/2 and 113.

4. That the use of land bearing Khasra Nos.108, 110, 111/2 and 113 have been converted to non-agricultural (residential) purpose vide order dated 01.01.2021 passed by Thasildar, Kamthi in Revenue Case No.42/N.A.P/34/2020-21 and as such the said land can be used for residential purpose.

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

Sr.No.

1) 7/12 extracts as on date of application for registration stands in the name of (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta
2) The last Mutation entry No.9558 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)

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Advocates & Notary

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey Nos.109 and 111/1 admeasuring 1.62 Hectares and 1.24 Hectares respectively 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) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta and following documents i.e :-

1).A Sale deed dated 04.12.1998 executed by (i) Vithalrao Domaji Kale and (ii) Babanrao Vithalrao Kale in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra Nos.111/1 and 111/2)

1).B Sale deed dated 04.12.1998 executed by (1) Hemkanta Wd/o Vasant Kale (2) Master Amol Vasant Kale and (3) Jyoti D/o Vasant Kale, (2 and 3 through their natural guardian Mrs. Hemkant Wd/o Vasant Kale) in favour of (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta (for Khasra No.109)

1).C Relinquishment Deed dated 19-07-2011 executed by (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta in favour of (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta (for Khasra Nos.109 and 111/1)

3) 7 /'12 extracts issued by Revenue Officer Yerkheda, Tahsil Kamthi and District Nagpur as follows:

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SURVEY NO.	MUTATION ENTRY NO.	ENTRY DATE
111/1	9558	19.01.2021
109	9557	19.01.2021

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) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta is clear, marketable and without any encumbrances.

Owners of the Land bearing Khasra/Survey Nos.111/1 and 109 are (1) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra 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.



(M.G.Qubbawala Advocate)

QUBBAWALA & CO.

Advocates & Notary

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

FLOW OF THE TITLE OF THE SAID LAND

1. That (1) Mr. Gopalchandra Fattechand Gupta and (2) Mrs. Sangita Gopalchandra Gupta are found to be the recorded owner of the properties in question.

2. That, the land bearing Khasra Nos. 108,.109,110,111/1,111/2 and 113 along with other fields of land were purchased jointly by Vithhalrao Domaji Kale (2) Gulabrao Kale and (3) Balkrishna Kale vide two separate sale deeds dated 24.09.1959 and 13.11.1963 from Haji Mohammad Masood Khan and 3 others.

3. That, Khasra Nos.108,.109,110,111/1,111/2 and 113 were thereafter mutually partitioned amongst the aforesaid persons and their respective family members.

4. That, (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta (iii) Mr. Gopalchand Fattehchand Gupta and (iv) Mrs. Sangita Gopalchand Gupta purchased the fields of land i.e Khasra Nos. 109 and 111/1 from the respective members and owners in the following manner:

KHASRA NO.	NAME OF THE VENDOR	SALE DEED DETAILS
109	(1) Hemkanta Wd/o Vasant Kale (2) Master Amol Vasant Kale and (3) Jyoti D/o Vasant Kale, (2 and 3 through their natural guardian Mrs. Hemkant Wd/o Vasant Kale)	REGISTERED IN ADDTL.BOOK NO.1, VOL NO.2256, PAGES 89 TO 96 AT SERIAL NO.8933(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998
111	(1)VITHALRAO DOMAJI KALE (2) BABANRAO VITHALRAO KALE	REGISTERED IN ADDTL.BOOK NO.1, VOL NO.2256, PAGES 105 TO 112 AT SERIAL

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		NO.8935(P) WITH SUB-REGISTRAR, NAGPUR-11 ON 04.12.1998

3. That, (i) Mr. Rajendra Shrinarayan Gupta (ii) Mrs. Maya Rajendra Gupta have relinquished all their rights, title and interest in the land bearing Khasra Nos.109 and 111/1 in favour of the other co-owners, namely, (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta vide Deed of Relinquishment (without consideration) dated 19.07.2011 which has been registered in Book No.1 at Serial No.2440 with Jt.Sub-Registrar, Kamthi on even date. Accordingly (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta have become the exclusive owners of Khasra Nos.109 and 111/1.

4. That the use of land bearing Khasra Nos.111/1 has been converted to non-agricultural (residential) purpose vide order dated 01.01.2021 passed by Thasildar, Kamthi in Revenue Case No.42/N.A.P/34/2020-21 and the use of the land bearing Khasra No.109 has been converted to non-agricultural (Industiral) purpose vide order dated 01.01.2021 passed by Tahsildar, Kamthi in Revenue Case No.41/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 (i) Mr. Gopalchand Fattehchand Gupta and (ii) Mrs. Sangita Gopalchand Gupta
2) The last Mutation entry Nos.9557 and 9558 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.

QUBBAWALA & CO. ADVOCATE NAGPUR

(M.G.Qubbawala Advocate)