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M.No-9371675126.

To,

MAHARERA ,

Administrative Building No 1,

1st Floor, Adjacent to Udyog Bhavan,

Civil Line, Nagpur.440001.

Sub- Title clearance certificate with respect to all that piece and parcel of Agricultural Land situated at Mouza Bahadura, P.H No 35, Survey No 121/120/2, total admeasuring 187.00 H.R, Occupancy class 1, Land revenue Rs 6.85, Taluka Nagpur Gramin, with in the limit of Nagpur Gramin, Tah & Dist Nagpur (Rural) and District Nagpur (herein after referred as the said agricultural field)

I have investigated the title of the said agricultural field on the request of the owner 1) Smt Kusum Wd/o Babulal Nayak 2) Shri Shailendra S/o Babulal Nayak, 3) Shri Manish S/o Babulal Nayak, 4) Shri Vishal Babulal Nayak, 5) Shri Nitesh S/o Babulal Nayak, 6) Sou Manisha W/o Rahul Gour all R/o Behind Amma Hospital, Mattipura Siraspath Nagpur, and following documents;- i.e.

1) Description of the property;- All that piece and parcel of Agricultural Land situated at Mouza Bahadura, P.H No 35, Survey No 121/120/2, total admeasuring 187.00 H.R, Occupancy class 1, Land revenue Rs 6.85, Taluka Nagpur Gramin, with in the limit of Nagpur Gramin, Tah & Dist Nagpur (Rural) and District Nagpur.

2) The documents of allotment of agricultural field;-

- a) Copy of Registered Sale deed of dated 28-9-1984, Vide registered Documents No 5294/1984 in favor of father of owner no 2 to 6 and husband of owner no 1.
- b) Copy of Partition deed of dated 29-9-1988 and as per the said partition deed
 - 1) Late Shri Babulal Natthanlal Nayak
 - 2) Shri Kunjilal Kallulal Nayak becomes owner of all that piece and parcel of agricultural land situated at Mouza Bahadura, P.H No 35, Khasra No 23/1 Old, 121/1 New total admeasuring 4.56 Acre by way of aforesaid partition deed.
- 3) Copy of registered sale deed dated 8-8-2007, vide its registered Document No 05014/2007 in favor of owner no 1.
- 4) Copy of 7/12 extract issued by Gram Adhikari Bahadura in the name of present owner namely
 - 1) Smt Kusum Wd/o Babulal Nayak
 - 2) Shri Shailendra S/o Babulal Nayak,
 - 3) Shri Manish S/o Babulal Nayak,
 - 4) Shri Vishal Babulal Nayak,
 - 5) Shri Nitesh S/o Babulal Nayak,
 - 6) Sou Manisha W/o Rahul Gour.
- 5) Title search report for 37 years from i.e. from 1984 to 2021.

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 (Following owner/Promoter/ Developer, Company) i.e.)

- 1) Smt Kusum Wd/o Babulal Nayak
- 2) Shri Shailendra S/o Babulal Nayak,
- 3) Shri Manish S/o Babulal Nayak,
- 4) Shri Vishal Babulal Nayak,
- 5) Shri Nitesh S/o Babulal Nayak,
- 6) Sou Manisha W/o Rahul Gour

is clear, marketable and without any encumbrance.

- 1) **Owner of the land-**)
 - 1) Smt Kusum Wd/o Babulal Nayak
 - 2) Shri Shailendra S/o Babulal Nayak,
 - 3) Shri Manish S/o Babulal Nayak,
 - 4) Shri Vishal Babulal Nayak,
 - 5) Shri Nitesh S/o Babulal Nayak,
 - 6) Sou Manisha W/o Rahul Gourare owner of all that piece and parcel of Agricultural Land situated at Mouza Bahadura, P.H No 35, Survey No 121/120/2, total admeasuring 187.00 H.R, Occupancy class 1, Land revenue Rs 6.85, Taluka Nagpur Gramin, with in the limit of Nagpur Gramin, Tah & Dist Nagpur.

- c) Qualifying comments/remarks if any- Nill

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as

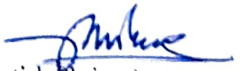
FLOW OF THE TITLE OF THE SAID LAND

- 1) Copy of 7/12 extract in the name of 1) **Smt Kusum Wd/o Babulal Nayak** 2) **Shri Shailendra S/o Babulal Nayak**, 3) **Shri Manish S/o Babulal Nayak**, 4) **Shri Vishal Babulal Nayak**, 5) **Shri Nitesh S/o Babulal Nayak**, 6) **Sou Manisha W/o Rahul Gour**.
- 2) Mutation Entry No; - Ferfar No 455 dated 21/1/2008.
- 3) Search Report for 37 Years from 1984 to 2021 taken from Sub-registrar office Nagpur No 1 and Sub-registrar office no 7(Nagpur Gramin)
- 4) Any other Relevant title- a) Copy of Registered Sale deed of dated 28-9-1984, Vide registered Documents No 5294/1984 in favor of father of owner no 2 to 6 and husband of owner no 1.

B) Copy of Partition deed of dated 29-9-1988 and as per the said partition deed
1) Late Shri Babulal Natthanlal Nayak 2) Shri Kunjilal Kallulal Nayak becomes owner of all that piece and parcel of agricultural land situated at Mouza Bahadura, P.H No 35, Khasra No 23/1 Old, 121/1 New total admeasuring 4.56 Acre by way of aforesaid partition deed.

c) Copy of registered sale deed dated 8-8-2007, vide its registered Document No 05014/2007 in favor of owner no 1.
- 5) Litigation if any; - No litigation/encumbrance of any kind is observed.

Date- 20-12-2021


(Satish Shrivastava)

Adv

(Bar C. No MAH/1841/2001)