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LEGAL TITLE REPORT
(FORMAT-A)
(Circular No. 28/2021)

To

MAHARERA
NAGPUR DIVISION NAGPUR

Subject: Title Clearance Certificate with respect to all that piece and parcel of Land bearing Khasra No. 15, Mouza: Jamtha, Patwari Halka No. 42, having a Non-Agricultural Land Admeasuring area of 1.34 Hectares or 3.311 Acres, Land Revenue Rs. 6.12 Paise, held in Occupancy Right Bhogwatdar Class-I, including all kinds of trees, shrubs, passage, Right of Pathway, Water courses and all other easementary/rights appurtenant and belonging thereto situated at Sondapar within the limits of Tahsil – Hingna, District Nagpur (Rural).

I have investigated the title of the said plot on the request **M/S Karamchand Realtech Private Limited**, a Company engaged in Agriculture and Real Estate activities and duly incorporated and duly Incorporated and Registered under the Companies Act, 1956 bearing Incorporation Certificate No. U 70101 DL 2005 PTC139546, dated 10.08.2005, having its registered office at 72, Okhla Industrial Estate, Phase III, New Delhi-110020, through its authorized signatory Shri. Vivek S/O J.N. Chaturvedi, Aged About: 57 Years, Occupation: Business (AADHAR NO. 3824 6647 4456).

1. Description of the property:

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Land bearing Khasra No. 15, Mouza: Jamtha, Patwari Halka No. 42, having Non- Agricultural Land Admeasuring area of 1.34 Hectares or 3.311 Acres, Land Revenue Rs. 6.12 Paise, held in Occupancy Right Bhogwatdar Class-I, including all kinds of trees, shrubs, passage, Right of Pathway, Water courses and all other easementary/rights appurtenant and belonging thereto situated at Sondapar within the limits of Tahsil – Hingna, District Nagpur (Rural) and bounded as under:

EAST:	Concrete Road
WEST:	Khasra No. 12
NORTH:	Khasra No. 16 and 17
SOUTH:	Khasra No. 14

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2. The documents of allotment of plot:
   Khasra No. 15, Mouza: Jamtha
   A. Sale Deed Dated 20.02.2007
   B. Resolution dated 26.04.2006

3. 7/12 extract or property card issued by the City Survey Department dated 13.01.2022 (from online portal).

4. Search report of 30 years from 1993 to 2022

   On perusal of the above-mentioned documents relating to title M/S Karamchand Realtech of the said property Private Limited **holds a good valid and marketable title** in respect of the aforesaid property.

5. Owner of the land:
   M/S Karamchand Realtech Private Limited.

   The Report reflecting the flow of the title of the **Karamchand Realtech Pvt. Ltd** on the said land is enclosed herewith as annexure.

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FORMAT-A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

Khasra No. 15, Mouza: Jamtha

That it is seen from the Sale Deed Dated 20.02.2007 that the property comprising of all those piece and parcel of Land bearing Khasra No. 15, Mouza: Jamtha, Patwari Halka No. 42, having an Agricultural Land Admeasuring area of 1.34Hectares or 3.311 Acres, Land Revenue Rs. 6.12 Paise, held in Occupancy Right Bhogwatdar Class I, including all kinds of trees, shrubs, passage, Right of Pathway, Water courses and all other easementary/rights appurtenant and belonging thereto situated at Sondapar within the limits of Tahsil: Hingna, District: Nagpur (Rural) originally belonged to (1) Shri. Harichandra S/O Late. Shri. Keshavrao Daf, (2) Shri. Dayaram S/O Late Shri. Harichandra Daf, (3) Shri. Wasudeo S/O Late Shri. Harichandra Daf, (4) Shweantabai W/O Late Shri. Harichandra Daf, (5) Rajshree W/O Shri. Manoj Waghmare, (6) Miss. Ganga D/O Late Shri. Sadashiv Umate and (7) Miss. Manisha D/O Late Shri. Sadashiv Umate as recorded owner.

That it is seen that aforesaid (1) Shri. Harichandra S/O Late. Shri. Keshavrao Daf, (2) Shri. Dayaram S/O Late Shri. Harichandra Daf, (3) Shri. Wasudeo S/O Late Shri. Harichandra Daf, (4) Shweantabai W/O Late Shri. Harichandra Daf, (5) Rajshree W/O Shri. Manoj Waghmare, (6) Miss. Ganga D/O Late Shri. Sadashiv Umate and (7) Miss. Manisha D/O Late Shri. Sadashiv Umate later on transferred/sold all that piece and parcel of Agriculture Land bearing Khasra No. 15, Mouza: Jamtha, Patwari Halka No. 42, having an Agricultural Land Admeasuring area of 1.34Hectares or3.311 Acres, Land Revenue Rs. 6.12 Paise, held in Occupancy Right Bhogwatdar Class-I, including all kinds of trees , shrubs, passage , Right of Pathway, Water courses and all other easementary/rights appurtenant and belonging thereto situated at Sondapar within the limits of Tahsil - Hingna, District Nagpur (Rural) to M/S Karamchand Realtech Private Limited by a Sale Deed dated 20.02.2007, which is registered at the office of the Joint sub Registrar,Nagpur-7, at Serial No. 1042-2007. Later on, Karamchand Realtech Pvt. Ltd applied for Procedure of conversion of land from Agriculture use to Non Agriculture and the same was approved by Hon'ble Collector on 03/03/2022 vide letter No. 160/ NAP/ Mouza- Jamtha/ 2021-22.

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