QUBBAWALA & CO.
Advocates & Notary

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing Plot No.40, admeasuring 0.14 hectares i.e 1400 Sqr.Mtrs bearing Khasra No.14/1/6/1, P.H. No.8-A, City Survey No.15, Sheet No.14, within the Local Limits of Nagpur Municipal Corporation, Tahsil and District Nagpur .

1. I have investigated the title of the said plot on the request of **M/S BHARMAL BUILDERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI** and following documents i.e :-

1) Sale Deed dated 10-11-2009 registered in Book No.1 at Serial No. NGN 8 – 06067/ 2009 with the Sub Registrar Nagpur No.8.

2) Sale Deed dated 30-09-2014 which has been registered in Book No.1 at Serial No.NGN-6/5074/2014 with Sub-Registrar, Nagpur-6 on 30-09-2014.

3) Agreement to Sale dated 31.12.2020 registered in Book No.1 at Serial No.2199 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021.

4) Sale deed dated 08.03.2021 registered in Book No.1 at Serial No.2202 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021.

4) Search report for 13 years from.09-04-2009 till 08-04-2022.

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 BHARMAL BUILDERS** is clear, marketable and without any encumbrances.

Owners of the land

(1) land bearing Plot No.40, admeasuring 0.14 hectares i.e 1400 Sqr.Mtrs bearing Khasra No.14/1/6/1, P.H. No.8-A, City Survey No.15, Sheet No.14, within the Local Limits of Nagpur Municipal Corporation, Tahsil and District Nagpur is **M/S BHARMAL BUILDERS.**

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:08-04-2022

For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

QUBBAWALA & CO. ADVOCATE NAGPUR

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FLOW OF THE TITLE OF THE SAID LAND

1. That **M/S BHARMAL BUILDERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI** is found to be the recorded owner of the property in question.

2. That land bearing Khasra Survey No.14 - 1/6 admeasuring 0.29 Hectares was owned by (1) Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) and (2) Mrs. Sahima w/o Haji Sadique Bawla (Kachhi) {Miss Sahima d/o Dilawar Dalla} on having purchased the same from Mr. Binda (Cindaprasad) Kanta Khangar and others vide Sale Deed dated 10-11-2009 registered in Book No.1 at Serial No. NGN 8 – 06067/ 2009 with the Sub Registrar Nagpur No.8.

3. That Mrs. Sahima w/o Haji Sadique Bawla (Kachhi) {Miss Sahima d/o Dilawar Dalla} sold her share in the said land to FIZA D/O ABDUL AZIZ GAGAN vide Sale Deed dated 30-09-2014 which has been registered in Book No.1 at Serial No.NGN-6/5074/2014 with Sub-Registrar, Nagpur-6 on 30-09-2014. As such Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) remained the owner of the balance share in the land and Mrs. Fiza Abdul Aziz Gagan became the owner of the property in question, specifically described in the schedule hereunder written.

4. That, Fiza Abdul Aziz Gagan executed a General Power of Attorney in favour of her father, namely, Mr.Abdul Aziz S/o Hajivali Mohammed Gagan on 30.09.2014. The said Power of Attorney is

registered in Book No.4 at Serial No.5075 with Jt.Sub-Registrar, Nagpur-6 on even date.

5. That, Fiza Abdul Aziz Gagan acting through her attorney Mr.Abdul Aziz Gagan agreed to sell the property in question to Bharmal Builders vide Agreement to Sale dated 31.12.2020 registered in Book No.1 at Serial No.2199 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021 and subsequently sold the same vide Sale deed dated 08.03.2021 registered in Book No.1 at Serial No.2202 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021.

6. That, the property in question has been regularized under the provisions of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001by Nagpur Municipal Corporation, Nagpur vide Permit No.NMC/ADTP/RL/707 dated 4.03.2021.

7. That, the present owners have decided to construct a multi-storied building upon the property in question and have accordingly obtained sanction from the development authority i.e Nagpur Improvement Trust vide Permit No.B.E (WEST)/Case No.BUL-G-5269878/Tracking No.20211021123/353 dated 18.02.2022.

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

Sr.No.

1) Sale Deed dated 10-11-2009 registered in Book No.1 at Serial No. NGN 8 – 06067/ 2009 with the Sub Registrar Nagpur No.8.

2) Sale Deed dated 30-09-2014 which has been registered in Book No.1 at Serial No.NGN-6/5074/2014 with Sub-Registrar, Nagpur-6 on 30-09-2014.

3) Agreement to Sale dated 31.12.2020 registered in Book No.1 at Serial No.2199 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021.

4) Sale deed dated 08.03.2021 registered in Book No.1 at Serial No.2202 with Jt.Sub-Registrar, Nagpur-4 on 08.03.2021

5) Any other relevant title (the tile is clear and there is no encumbrance found)

6) Litigation if Any (none found).

Date:08.04.2022

For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

CHALLAN
MTR Form Number-6

GRN	MH000295716202223E	BARCODE		Date	08/04/2022-10:20:56	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Ghulam Abbas Zainuddin Qubbawala
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022040882721	IK0BPXHFK9
Cheque/DD No.		Bank Date	RBI Date	08/04/2022-10:24:21	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 218782828 Mobile No. : 9960452664

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 लागु आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

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