

VIVEK.K.KOLTE
ADVOCATE & NOTARY

ADDRESS: 55 ATREY LAYOUT,
PRATAPNAGAR NAGPUR-22

To.
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO Kh. No. 237/A/1,,
SITUATED AT JAMTHA TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed and following documents i.e.:-

1.DESCRPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 237/A/1, Admeasuring 1.28 Hectares, Jama Rs. 6.05, Khate No. 289, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 237/B
TOWARDS WEST	:	Kh.No. 238
TOWARDS NORTH	:	Kh. No. 237/A/2
TOWARDS SOUTH	:	Kh. No. 239 & 236

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	17.03.2022	Sale Deed	Original
2		Layout Map	Original
3	22.04.2022	7/12 Extract	Original

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

4) Search report for 13 years from 2010 till 2022 vide GRN no. MH003456077202223E.

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 ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

Owners of the land

(1) M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed Survey no.237/A/1.

3/- The report reflecting the flow of the title of the M/s ARA HABITATES LLP through its Partner Shri Anish Bhawarilal Chhajed, Shri Rahul Jagdish Bondre and Shri Atul Premchand Tajpuriya on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:16.06.2022
Nagpur.



VIVEK K KOLTE
ADVOCATE



CHALLAN
MTR Form Number-6



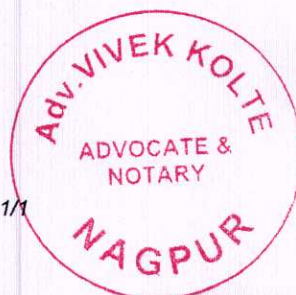
GRN	MH003456077202223E	BARCODE			Date	16/06/2022-09:34:01		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)								
				PAN No.(If Applicable)								
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		VIVEK KOLTE						
Location NAGPUR												
Year 2022-2023 From 01/01/2010 To 16/06/2022				Flat/Block No.								
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			325.00	Road/Street								
				Area/Locality		NAGPUR						
				Town/City/District								
				PIN			4	4	0	0	2	2
				Remarks (If Any) khasra no. 237/A/1 mouza jamtha								
				Amount In	Three Hundred Twenty Five Rupees Only							
Total			325.00	Words								
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	02400412022061600113			1061606202202400113			
Cheque/DD No.				Bank Date	RBI Date	16/06/2022-09:34:52			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. : 9823900828

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

NOTE:- This Chalan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered documents.
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.



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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. 237/A/1, Admeasuring 1.28 Hectares, Jama Rs. 6.05, Khate No. 289, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur originally belonging to Shri Raju Marotrao Dhage.

It is observed that the said Shri Raju Marotrao Dhage left for heavenly on 15.09.2020 and consequent upon his demise, his legal heirs namely Shri Pawan Raju Dhage, Shri Kartik Raju Dhage and Smt. Kunda Raju Dhage becomes the joint owners of the said property by way intestate succession.

It is observed that the said Shri Pawan Raju Dhage, Shri Kartik Raju Dhage and Smt. Kunda Raju Dhage lateron sold out the said Kh. No. 237/A/1 by way of sale to M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed by a Sale Deed dated 17.03.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 2020 on 17.03.2022.

It is observed that the said M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed jointly lateron prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

I further state that the above described property absolutely owned and possessed by M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya and Shri Anish Bhawarilal Chhajed.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of M/s ARA HABITATES LLP through its Partner Shri Anish Bhawarilal Chhajed, Shri Rahul Jagdish Bondre and Shri Atul Premchand Tajpuriya .

2) Mutation Entry No.....

3) Search report for 13 years from 2010 to 2022 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: 16.06.2022

VIVEK K KOLTE
ADVOCATE

