

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 NORTHERN PART OF Kh. No. 156/3, SITUATED AT MOUZA JAMTHA TALUKA/DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal and following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY

All the piece and parcel of Northern Agricultural land bearing Kh. No. 156/3, Admeasuring 1.83 Hectares, Jama Rs. 2.89, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Land survey no. 155
TOWARDS WEST	:	Land of Survey no. 151
TOWARDS NORTH	:	Land Survey no. 152
TOWARDS SOUTH	:	Remaining land of Khasra no. 156/3

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	12.05.2022	Sale Deed	Original
2	03.09.1965	Sale Deed	Original
3	08.03.1938	Sale Deed	Original
4	30.05.2022	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. MH004578042202223E.

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 Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal is clear, marketable and without any encumbrances.(If any encumbrances please mention in separate sheet)

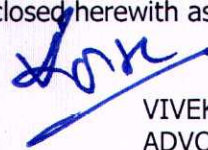
Owners of the land

(1) M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal Northern part of Kh. No. 156/3.

3/- The report reflecting the flow of the title of the M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 05.07.2022
Nagpur.


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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. 156/3 (Old No. 207), Admeasuring 46.74 Hectares, Jama Rs. 32.00, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur, originally belonging to Shri Maroti Vithoba Kunbi Gube.

It is observed that the said Shri Maroti Vithoba Kunbi Gube lateron sold out the said land by way of sale to Shri Kothiram Maroti Kunbi Gube by a Sale Deed dated 08.03.1936 which is duly registered in the office of Sub-Registrar, Nagpur at Sr. No. 232 on 08.03.1936.

It is observed that the said Shri Kothiram Maroti Kunbi Gube later on gifted out the 10 Acres out of the entire land by way of gift to Smt. Anubai Kothiram Gube by a Gift Deed dated 30.09.1965 which is duly registered in the office of Sub-Registrar, Nagpur at Sr. No. 4884 on 30.09.1965.

It is observed that the said Smt. Anubai Kothiram Gube lateron sold out the 1.83 HR out of the entire land by way of sale to M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal by a Sale Deed dated 12.05.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 3923 on even date.

It is observed that the said M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal 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 Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal.

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: 05.07.2022



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ADVOCATE