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. 236
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.DESCRIPTION OF THE PROPERTY

All the piece and parcel of Agricultural land bearing Kh. No. 236, Admeasuring 1.53 Hectares, Jama Rs. 6.00, Khate No. 13323, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 231
TOWARDS WEST	:	Kh.No. 239
TOWARDS NORTH	:	Kh. No. 237/A, 237/b & 235
TOWARDS SOUTH	:	Nallah

2.THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	04.02.2022	Sale Deed	Original
2		Layout Map	Original
3	09.04.2022	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. MH003455814202223E

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.

VIVEK K KOLTE
ADVOCATE

Date:16.06.2022
Nagpur.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH003455814202223E	BARCODE		Date	16/06/2022-09:25:06	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	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. 236 P H NO. 42 MOUZA JAMTHA	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022061682016	CKT9581853
Cheque/DD No.		Bank Date	RBI Date	16/06/2022-09:24:25	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 : Mobile No. : 9823900828

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

Print Date 16-06-2022 09:25:43

VIVEK.K.KOLTE
ADVOCATE & NOTARY

ADDRESS: 55 ATREY LAYOUT,
PRATAPNAGAR NAGPUR-22

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. 236, Admeasuring 1.53 Hectares, Jama Rs. 6.00, Khate No. 13323, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur, originally belonging to Shri Rama Bhagwan, Shri Ganpat Bhagwan, Shri Hari Bhagwan and Shri Pandurang Bhagwan as a recorded owner thereof.

It is observed that the said Shri Rama Bhagwan, Shri Ganpat Bhagwan, Shri Hari Bhagwan and Shri Pandurang Bhagwan lateron jointly transferred the said Kh. No. 158 Old, 237/A/1 New by way of sale to Shri Mahadev Tukaram Wath by a Sale Deed dated 07.03.1964 which is duly registered in the office of Sub-Registrar, Nagpur.

It is observed that By a Family Partition Deed executed between Shri Mahadev Tukaram Wath and Shri Vitthal Mahadev Wath, Shri Ganesh Mahadev Wath and Shri Prahalad Mahadev Wath and in terms of which the said property All That Piece and Parcel of land having an area of 1.53 Hectares of land of Old Survey/Khasra No. 158 came to the share of Shri Ganesh Mahadev Wath and his name were mutated in the revenue records as the owner of the said property via Ferfar No. 300 dated 22.08.1976. The said land bearing Old Survey/Kh. No. 158 was lateron renumbered as Survey/Khasra No. 236 under the re-survey and re-measurement of the lands carried out by the Government in the year 1979-80 and the same is also accordingly mutated in his respective name.

It is observed that Shri Ganesh Mahadeo Wath later on transferred the said Kh. No. 236 by way of sale to Shri Sushil Sohanlal Agrawal by a Sale Deed dated 27.09.2007 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 5745 on even date.

It is observed that the said Shri Sushil Sohanlal Agrawal later on sold out the said Kh. No. 236 by way of sale to M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya, Shri Rahul Jagdish Bondre and Shri Anish Bhawarilal Chhajed by a Sale Deed dated 04.02.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 901 on 04.02.2022.

It is observed that the said M/s ARA HABITATES LLP through its Partner Shri Atul Premchand Tajpuriya, Shri Rahul Jagdish Bondre 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, Shri Rahul Jagdish Bondre 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, Shri Rahul Jagdish Bondre 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

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

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ADVOCATE