NISHANT V. POTDAR
ADVOCATE

OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary School, Dhantoli, Nagpur-440010.
Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

Dated : 26.07.2022

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 Plot No. 2, admeasuring about 13854.53296 Sq. Ft. (i.e. 1287.596 Sq. Mtrs.) as per Sale Deed AND as per Release Letter of the NMC being a part and portion of the entire land bearing of Kh.No.172 of MOUZA: HUDKESHWAR (BU), Patwari Halka No.37 bearing Nagpur Municipal Corporation House No. 172/DLK/2, Ward No.76, situated in layout of SIRI ASHTAVINAYAK NAGAR, NAGPUR within the limits of the Nagpur Municipal Corporation, Nagpur and the Nagpur Improvement Trust, Nagpur, in Tah. And Dist. Nagpur**

I have investigated the title of the said plot on the request M/s AKS Infrastructure, a partnership firm having its office at 53, Pritha Complex, First Floor, Uday Nagar Square, Beside Bhagyalaxmi Sabhagruh, Manewada Ring Road, Nagpur-440024 acting through its Authorized Partners (1) SHRI RAHUL LAHUJI DESHMUKH, aged about 41 years, Occupation : Business, [PAN : AKSPD 0095N, AADHAR NO.8967-8864-0751, Mobile No.9373010558], R/o 12, Shriram Nagar, Ring Road, Nagpur-440024 and (2) SHRI YUSUFBHAI KANCHWALA, aged about 40 years, Occupation-Business, [PAN : AKFPK 9393K, AADHAR NO.5240-8332-9836, Mobile No.9922802852), R/o Itwari, Nagpur-440002 and following documents i.e. :-

1. **Description of the property :-**

SCHEDULE OF PROPERTY

(Description of the property over which the Builder/Developer is going to float apartment Scheme named as Vastu Square)

All that piece and parcel of land bearing **Plot No.2, admeasuring about 13854.53296 Sq. Ft. (i.e. 1287.596 Sq. Mtrs.)** as per Sale Deed AND as per Release Letter of the NMC being a part and portion of the entire land bearing of **Kh.No.172** of **MOUZA: HUDKESHWAR (BU)**, Patwari Halka No.37 bearing Nagpur Municipal Corporation House No. 172/DLK/2, Ward No.76, situated in layout of SIRI ASHTAVINAYAK NAGAR, NAGPUR within the limits of the Nagpur Municipal Corporation, Nagpur and the Nagpur Improvement Trust, Nagpur, in Tah. and Dist. Nagpur and the same is bounded as under:-

East : Plot No 4, 5, 6, & 7
West : 80 ft. Wide Road
North : 40 ft. Wide Road
South : Plot No.03

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2. The documents of allotment of plot :-

In respect of Plot No.2

1. Sale Deed dated 26.08.1971
2. Partition Deed dated dt.10.12.1988
3. NA Order dt.18.05.2016
4. Sale Deed dated 27.04.2017
5. Sanctioned Layout Plan dated 21.07.2017
6. Release Letter dated 01.04.2019
7. Sale Deed dt. 31.03.2021

3. 7/12 extract 15.06.2021 it revealed that the Present titleholder names are duly mutated in the record of rights
4. Search report for 30 years from 1993 to 2022

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s AKS Infrastructure acting through Partners Shri. Rahul S/o Lahuji Deshmukh, Smt. Mehfooza W/O Habil Husain Saher, Shri Zoher Hasan S/O Abdulla Bhai Zohri And Smt. Zainab Hussain Saher and Mr. Yusuf Najmuddin Kanchwala is clear, marketable and without any encumbrances and having right to develop said property by virtue of registered Development Agreement and Power of Attorney.

Owners of the land

- Land bearing Plot No.2, admeasuring about 13854.53296 Sq. Ft. (i.e. 1287.596 Sq. Mtrs.) as per Sale Deed AND as per Release Letter of the NMC being a part and portion of the entire land bearing of Kh.No.172 of MOUZA: HUDKESHWAR (BU) owned by M/s Aakar Constructions Group Acting through Partners Shri. Rahul S/o Lahuji Deshmukh and Mr. Yusuf Najmuddin Kanchwala.

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

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Encl. Annexure

Date : 26.07.2022

Advocate

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FLOW OF THE TITLE OF THE SAID LAND

Plot No.2

Original Ownership

1. It seen from the record as well as on the basis of documents supplied to me, Originally Old Kh. No.55 (New Kh. No.172) admeasuring 4.69 Acres of Mouza-Hudkeshwar (Buzurg) belonged & Mutated in the name of Shri Nilkanth Sitaram Bhagat.

Sale Deed in the name of Shri Laxmanrao Marotrao Kalamkar

2. Thereafter, Shri Nilkanth Sitaram Bhagat has sold the said land to Shri Laxmanrao Marotrao Kalamkar by virtue of **Sale Deed dated 26.08.1971** which is duly registered with the Sub-Registrar Office, Nagpur-3, in Book No. 1, at Sr. No. 1931.

Re-Survey and Re-measurement

3. It is submitted that due to Re Survey and Re measurement conducted by the revenue Authority, land of Kh. No. 55 has been re numbered as Kh.No.172.

Partition Deed

4. Later on, during the lifetime of Shri Laxmanrao Marotrao Kalamkar, Partition has been taken place amongst legal heirs of Shri Laxmanrao Marotrao Kalamkar namely (1) Sau. Foolkanya Laxmanrao Kalamkar (2) Shri Pramod Laxmanrao Kalamkar (3) Shri Dhanraj Laxmanrao Kalamkar (4) Shri Natthu Laxmanrao Kalamkar in respect of said land owned by Shri Laxmanrao Marotrao Kalamkar by executing **Partition Deed dated dt.10.12.1988** which is duly registered with the Sub-Registrar Office, Nagpur-2, in Add.Book No. 1, Of its Vol. No.799, at Sr. No. 8003, Pages from 75-81 in view of the said Partition, ***Shri Dhanraj Laxmanrao Kalamkar & Shri Natthu Laxmanrao Kalamkar became the owners land admeasuring 1.90 HR out of out of land Survey No.172.***

Non - Agricultural Order

5. Thereafter, on application made by land owners Shri Dhanraj Laxmanrao Kalamkar & Shri Natthu Laxmanrao Kalamkar, the aforesaid land of Kh.No. 172 of **Mouza-Hudkeshwar (B)** have been converted from Agriculture to Non-Agricultural use i.e. Residential use by virtue of an **Order dt.18.05.2016 passed by the Collector, Nagpur in Revenue Case No. 288/NAP-34/2015-16.**

Sale Deed in the name of Shree Saibab Bahu Udeshiya Nagrik Sahakari Pratya Sanstha Maryadit

6. Thereafter Shri Dhanraj Laxmanrao Kalamkar & Shri Natthu Laxmanrao Kalamkar have sold Plot No.2 from and out of said Layout to Shree Saibab Bahu Udeshiya Nagrik Sahakari Pratya Sanstha Maryadit through its Staff- Shri.Pravin Harichandra Karade by virtue of Sale Deed dated 27.04.2017 and the same is duly registered with the Sub-Registrar office Nagpur - 10 in A.B.No.1 at Sr.No.3609.

Layout Plan

7. Thereafter, Shri Dhanraj Laxmanrao Kalamkar & Shri Natthu Laxmanrao Kalamkar have decided to develop the said land admeasuring 18983.900 Sq. Mtrs. of Khasra No. 172 and accordingly, they have prepared a layout in the said Khasra land by demarcating various sized plots therein and the said layout has been tentatively sanctioned and approved by Town Planning, **Vide his order dated 21.07.2017.** Accordingly, an Agreement dated 21.07.2017 has been executed between the Nagpur Improvement

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Trust, Nagpur and Shri Dhanraj Laxmanrao Kalamkar & Shri Natthu Laxmanrao Kalamkar.

Release Letter of the NMC (in Respect of Plot No.2)

8. It is submitted that as per terms and conditions, the Competent Authority of NMC has released **Plot No.2, 6, 13, 17, 19, 22, 23, 26, 28, & 29** from and out of the layout prepared in the said land of **Khasra** vide its **Release Letter No.02 dt.01.04.2019** and thereby release Plot No.2 area 1287.596 Sq. Mtrs. That the said Letter has issued in the name of Shri Dhanraj Laxman Kalamkar & Shri Natthu Laxman Kalamkar on various terms and conditions mentioned therein.

Sale Deed in the name of Shri. Rahul S/o Lahuji Deshmukh and Mr. Yusuf Najmuddin Kanchwala

9. Thereafter, Shree Saibab Bahu Udeshiya Nagrik Sahakari Pratya Sanstha Maryadit through its Staff- Shri.Pravin Harichandra Karade has sold Said Plot No. 2 area 1287.596 Sq. Mtrs. to M/s AKS Infrastructure Acting through Partners Shri. Rahul S/o Lahuji Deshmukh and Mr. Yusuf Najmuddin Kanchwala by virtue of **Sale Deed dt. 31.03.2021**, which is duly Registered with the Sub- Registrar Office Nagpur-10 in Addl. Book No. 1 at Sr. 6892 on 15.04.2021

Revenue Records

10. I have verified **Seven Twelve Extract dt. 15.06.2021** it revealed that the Present titleholder names are duly mutated in the record of rights. I have verified **NMC Tax Receipt dt. 12.04.2021** it revealed that the name of the Present titleholder names are not duly mutated in the record of NMC and tax is paid up to 31.03.2022. Hence It is advisable to obtain current mutated NMC Tax Receipt prior to disbursement of loan amount.

1. 7/12 Extract / P.R. Card dt.15.06.2021
2. Mutation Entry No. ----------.
3. Search report for 30 years from 1993 to 2022 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- No
5. Litigations if any.- No.

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Date : 26.07.2022

Advocate