VIVEK K. KOLTE
B.Com, LL.B.
ADVOCATE

55, "Gulmohar" Atrey Layout Pratap Nagar
Nagpur-22
2223197, 9822200828

-=-

To.
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO Kh. No. 56/B, SITUATED AT MOUZA SONDAPAR TALUKA HINGNA/DISTRICT NAGPUR.

I have investigated the title of the said land on the request of M/s ARA Habitats LLP through its Partners, and following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY

All that piece and parcel of Agricultural land bearing Kh. No. 56/B, Admeasuring 1.08 Hectares, Jama Rs. 1.67, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Sondapar, Tahsil Hingana District Nagpur thereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Kh. No. 55
TOWARDS WEST	:	Kh. No. 56/A
TOWARDS NORTH	:	Kh. No. 39 & 53
TOWARDS SOUTH	:	Kh. No. 57

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	05.07.2022	Sale Deed	Original
2	04.08.2022	7/12 Extract	Xerox

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. MH009355504202223E.

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 Habitats LLP through its Partners 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 Partners of Kh. No. 56/B.

3/- The report reflecting the flow of the title of the M/s ARA Habitats LLP through its Partners on the said land is enclosed herewith as annexure.

Encl: Annexure.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

VIVEK K KOLTE
ADVOCATE

Date: 15.10.2022
Nagpur.

CHALLAN
MTR Form Number-6

GRN	MH009355504202223E	BARCODE		Date	15/10/2022-17:30:37	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	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	**Full Name**	VIVEK KOLTE
Location	NAGPUR		
Year	2022-2023 From 01/01/2009 To 15/10/2022	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	KHASR ANO. 56B MOUZA SONDAPAR HINGNA
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	CANARA BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02400412022101500704	1061510202202400704
Cheque/DD No.		Bank Date	RBI Date	15/10/2022-17:31:24	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. : 9822200828

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

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 that piece and parcel of Agricultural land bearing Kh. No. 56/A, 56/B, 57/1 and 20, Admeasuring 2.48 Hectares, 1.08 Hectares, 1.60 Hectares and 1.40 Hectare Resp., Jama Rs. 7.40, 1.67, 5.42 and 4.85 Resp., all Bhogwatdar No. 1, P. H. No. 72, Mouza:- Sondapar, Tahsil Hingana District Nagpur originally belonging to Shri Gopala Ghulba Ashtankar being his separate property.

It is observed that the said Shri Gopala Ghulba Ashtankar died on 22.06.1991, leaving behind him, his wife Smt. Sayabai Gopala Ashtankar, 5 Sons Shri Mahadeo Gopala Ashtankarr, Shri Shriram Gopala Ashtankar, Shri Rangrao Gopala Ashtankar, Shri Arun Gopala Ashtankar and Shri Nathu Gopala Ashtankar and 2 Married daughters Mrs. Jija alias Meena Vasanta Koparkar and Mrs. Sindhu Dnyaneshwar Charde as his only legal heirs of the deceased.

It is observed that the said Mrs. Jija alias Meena Vasanta Koparkar died on 05.05.1976, leaving behind her, her two married daughters namely Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jivanrao Agalawe as her only legal heirs of the deceased.

It is observed that the said Smt. Sayabai Gopala Ashtankar died on 13.08.2004, leaving behind her, her five sons namely Shri Mahadeo Gopala Ashtankarr, Shri Shriram Gopala Ashtankar, Shri Rangrao Gopala Ashtankar, Shri Arun Gopala Ashtankar and Shri Nathu Gopala Ashtankar and 1 Married daughter Mrs. Sindhu Dnyaneshwar Charde and two granddaughters namely Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jivanrao Agalawe as her only legal heirs of the deceased.

It is observed that the said Shri Nathu Gopala Ashtankar died on 23.12.2011, leaving behind him, his wife Smt. Suman Nathu Ashtankar as his only legal heirs of the deceased.

It is observed that the said Mrs. Sindhu Dnyaneshwar Charde, Mrs. Mangala Kisanji Wandile and Mrs. Kunda Jivanrao Agalawe lateron relinquished their undivided share in the said land in favour of Shri Mahadeo Gopala Ashtankarr, Shri Shriram Gopala Ashtankar, Shri Rangrao Gopala Ashtankar, Shri Arun Gopala Ashtankar and Smt. Suman Nathu Ashtankar by a Relinquishment Deed dated 22.10.2014 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 4330 on even date.

It is observed that the said Shri Mahadeo Gopala Ashtankarr, Shri Shriram Gopala Ashtankar, Shri Rangrao Gopala Ashtankar, Shri Arun Gopala Ashtankar and Smt. Suman Nathu Ashtankar lateron joinlty transferred the said Kh. No. 56/B having an area of 1.08 Hectares by way of sale to M/s ARA Habitats LLP through its Partnersby a Sale Deed dated 05.07.2022 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 4133 on even date.

I further state that the above described property absolutely owned and possessed by M/s ARA Habitates LLP through its Partnersand form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s ARA Habitats LLP through its Partners.

Sr.No.

1) 7/12 extract/P.R Card as on date of application for registration in the name of M/s ARA Habitats LLP through its Partners.

2) Mutation Entry No.....

3) Search report for 13 years from 2010 to 2022 Taken from Sub-Registrar'

Adv. VIVEK K. KOLTE
ADVOCATE & NOTARY
NAGPUR

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: 15.10.2022

VIVEK K KOLTE
ADVOCATE

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR