

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 SOUTHERN 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 Southern Portion of Agricultural land adm. 2.22 HR out of land bearing Kh. No. 156/3, measuring 4.05 Hectares, Jama Rs. 3.51, Bhogwatdar No. 1, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Rural District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 155
TOWARDS WEST	:	Kh. No. 151/1
TOWARDS NORTH	:	Remaining Land of Kh. No. 156/3
TOWARDS SOUTH	:	Kh. No. 156/1Ka

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	23.06.2022	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 MH004577740202223E.

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)

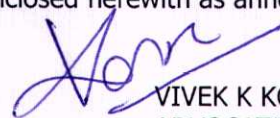
Owners of the land

(1) M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal Southern Portion 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.


VIVEK K KOLTE
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH00457774020223E	BARCODE			Date	05/07/2022-19:16:50		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		Vivek Kolte						
Location NAGPUR													
Year 2022-2023 From 01/01/2010 To 05/07/2022					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				325.00	Road/Street								
					Area/Locality		Nagpur City						
					Town/City/District								
					PIN			4	4	0	0	2	2
					Remarks (If Any)								
					khasra no. 156/3p h 42 mouza jamtha								
					Amount In		Three Hundred Twenty Five Rupees Only						
Total				325.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572022070593672		CKU1113051				
Cheque/DD No.					Bank Date	RBI Date	05/07/2022-19:24:17		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. : 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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या 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. 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 lateron 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 agreed to sale the Southern Portion of land adm. 2.22 HR out of the entire land to M/s Sohanlal Realty Private Limited through its Authorised Director Shri Sushil Sohanlal Agrawal by an Agreement to Sale dated 29.03.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 3921 on 12.05.2022.

It is observed that the said Smt. Anubai Kothiram Gube lateron sold out the Southern Portion of land adm. 2.22 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 23.06.2022 which is duly registered in the office Sub-Registrar, Nagpur-7 at Sr. No. 5419 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




VIVEK K KOLTE
ADVOCATE