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 OF Kh. No. 154/2, **SITUATED AT MOUZA KOTEWADA TALUKA HINGNA/DISTRICT NAGPUR.**

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

1. DESCRIPTION OF THE PROPERTY

All that piece and parcel of Agricultural land bearing Kh. No. 154/2, Admeasuring 1.21 Hectares, Jama Rs. 2.70, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur thereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Nallah
TOWARDS WEST	:	Kh.No. 154/1 & 155
TOWARDS NORTH	:	Kh. No. 153
TOWARDS SOUTH	:	Kh. No. 157

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND.

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	26.05.2022	Sale Deed	Original
2	18.07.2022	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. MH009355777202223E.

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 Mahalaxmi Infracon 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 Mahalaxmi Infracon through its Partners of Kh. No. 154/2.

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

Encl: Annexure.

VIVEK K KOLTE
ADVOCATE

Date: 15.10.2022
Nagpur.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN

MTR Form Number-6

GRN	MH009355777202223E	BARCODE		Date	15/10/2022-17:35:48	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	VIVEK KOLTE
Location	NAGPUR		
Year	2022-2023 From 01/01/2010 To 15/10/2022	**Flat/Block No.**	
Premises/Building			

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

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	KHASRA NO. 154/2 MOUZA KOTEWADA HINGNA
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	CANARA BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02400412022101500709	10615102022024007O9
Cheque/DD No.		Bank Date	RBI Date	15/10/2022-17:36:29	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. 154/2, Admeasuring 1.21 Hectares, Jama Rs. 2.70, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur originally belonging to Shri Baldeo Hiraman Upase being his separate property.

It is observed that consequent upon the death of the said Shri Baldeo Hiraman Upase, leaving behind him, his son Shri Shankar Baldeo Upase and 2 daughters namely Mrs. Renuka Tanbaji Parwe and Mrs. Thamabai Shankar Chawat as his only legal heirs of the deceased.

It is observed that the said Shri Shankar Baldeo Upase, Mrs. Renuka Tanbaji Parwe and Mrs. Thamabai Shankar Chawat lateron transferred the said land having an area of 1.21 Hectares comprising Northern Portion of Kh No. 154 of Mouza Kotewada by way of sale to Shri Ramesh Baliram Ashtankar by a Sale Deed dated 12.04.1996 which is duly registered in the office of Sub-Registrar, Nagpur. The said land having an area of 1.21 Hectares renumbered as Kh. No. 154/2.

It is observed that the said Shri Ramesh Baliram Ashtankar lateron transferred the said Kh. No. 154/2 having an area of 1.21 Hectares by way of sale to Shri Lalit Yogendranath Kapoor by a Sale Deed dated 07.02.2008 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 912 on even date.

It is observed that the said Shri Lalit Yogendranath Kapoor lateron transferred the said Kh. No. 154/2 having an area of 1.21 Hectares by way of sale to M/s Mahalaxmi Infracon through its Partners by a Sale Deed dated 26.05.2022 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 3169 on even date.

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

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: 15.10.2022

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

VIVEK K KOLTE
ADVOCATE