ASHISH M. NAGPURE
Advocate

Address :

Plot No. 68,
'Namrata Apartment'
Atrey Layout, Ring Road,
Nagpur.
Mob. No. 9823630809

FLOW OF THE TITLE OF THE SAID LAND

(1) THAT the said 1) Shri. Ganesh S/o Purushottam Rahate and 2) Shri. Dilip S/o Purushottam Rahate lateron transferred the said Kh. No. 34/1 having an area of 0.46 Hectors (Comprising Eastern Portion) out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to 1) M/s. Sahara Builders, 2) i) Shri. Lalit S/o Mahadeorao Tarekar and ii) Shri. Rajesh Dyandeo Tidke, by a Sale Deed Dated 03-02-2009, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 889 on even date.

(2) THAT the said 1) Shri. Ganesh S/o Purushottam Rahate and 2) Shri. Dilip S/o Purushottam Rahate lateron transferred the said Kh. No. 34/1 having an area of 0.41 Hectors (Comprising Western Portion) out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to 1) M/s. Sahara Builders, 2) i) Shri. Lalit S/o Mahadeorao Tarekar and ii) Shri. Rajesh Dyandeo Tidke, by a Sale Deed Dated 16-09-2008, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5970 on even date.

(3) THAT the said 1) Shri. Lalit S/o Mahadeorao Tarekar and 2) Shri. Rajesh Dyandeo Tidke their 50 Percent share lateron transferred the aforeasaid Kh. No. 34/1 of Mouza – GHOGLI, having an area of 0.43 Hectors out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to M/s. Sahara Builders, by a Sale Deed Dated 30-12-2020, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 1593 on 21-01-2021. As a result therefore the said M/s. Sahara Builders, have now become the exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(4) THAT the said M/s. Sahara Builders has decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as **"ROYAL TOWN";** AND

(5) THAT the aforesaid entire land comprising Kh. No. 34/1 of Mouza – GHOGLI is converted for Non-Agricultural use vide Order Dated 23-06-2022 passed by the Collector, Nagpur, in Revenue Case No. 279/NAP-34/2021-2022 of Mouza – GHOGLI

(6) THAT the Layout Plan of the said Kh. No. 34/1 of Mouza – GHOGLI is also duly sanctioned by the Executive Engineer, Metropolitan Region Development Authority vide its Letter No. E.E./NMRDA/Nagpur/DPC/Agree/723 Dated 05-09-2022.

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar- Nagpur (Rural) by depositing required fees thereon vide Receipt Dated 16-11-2022 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 16-11-2022

ASHISH M. NAGPURE
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(ASHISH M. NAGPURE)
Advocate

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TITLE REPORT

FORMAT- A

To, Maha RERA,

NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 34/1

situate at Village – GHOGLI, within the limits of Gram Panchayat Pipla in Tahsil – NAGPUR (RURAL) and District – NAGPUR (hereinafter referred as the said plot).

I have investigated the title of the said land on the request of **M/S. SAHARA BUILDERS, (PAN – AAVFS7208R)** A Partnership Firm having it's Office at Nagpur and acting through it's Partner **SHRI. SUNIL S/o RAJENDRA RAI,** Resident of 122, Sanjeevani Complex, Pande Layout, Khamla, Nagpur - 440025, Tahsil and District – NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THAT Piece and parcel of land bearing Kh. No. 34/1 of Mouza – GHOGLI, having an area of 0.87 Hectors, Rental Rs. 4.85/- held in Bhogwatdar Class-1, P.S.K. 38, situate at Village – GHOGLI in Tahsil – NAGPUR (RURAL) and District – NAGPUR.

2) The documents of Sale Deed of Land.

3) property card i.e. 7/12 issued by Patwari, Ghogli.

4) N.A. Order Dated 17-10-2022

5) Layout Plan Dated 23-06-2022

6) Search report for 30 years from 1992 to 2022.

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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **M/S. SAHARA BUILDERS**

Qualifying comments/remarks if any .....

The Report reflecting the flow of the title of the

(owner/ promoter/ developer/company) on the said land is enclosed herewith

as annexure.

Encl : Annexure.

ASHISH M. NAGPURE
Advocate