ASHISH M. NAGPURE
Advocate

Address:

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

TITLE REPORT

FORMAT- A

To, Maha RERA,

NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 53/2/1 of Mouza – GOTALPANJRI having an area of 8100 Sq. Mtrs, P.H No. 38, Situated at Village – GOTALPANJRI, within the limits of Gram Panchayat Wela (Harishchandra) 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 (1) **M/S. ALLIANCE HARI OM ASSOCIATES (PAN – ABJFA1905A)** A Partnership Firm having it's Office at Nagpur and acting through it's Partners **(1) SHRI. RISHIPAL S/o URKUDAJI PARDHI (PAN – ALUPP5706H)**, Aged 39 Years, Occupation – Business, Resident of 805, B-Wing, Jayanti Mansion-9, Manish Nagar, Nagpur - 440015, Tahsil and District – NAGPUR, AND **(2) SHRI. GAURAV S/o ARUNRAO KALBANDE (PAN – AZWPK1954A),** Aged 36 Years, Occupation - Business Resident of Plot No. 95, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur-440034, Tahsil and District – NAGPUR;

(2) **M/S. ALLIANCE MERCANTILE & INFRASTRUCTURE,** A Proprietory Firm having it's Office at Nagpur and acting through it's Proprietor **SHRI. MOTILAL S/o HOLIRAM PATLE (PAN – AVUPP4647B),** Resident of Plot No. 101, Nilkanth Nagar, Hudkeshwar Road, Nagpur-440034, Tahsil and District – NAGPUR

(3) M/S. ALLIANCE HARI OM INFRASTRUCUTRES (PAN – ABEFA9520E) A Partnership Firm having it's Office at Nagpur and acting through it's Partners **(1) SHRI. RISHIPAL S/o URKUDAJI PARDHI (PAN – ALUPP5706H)**, Resident of 805, B-Wing, Jayanti Mansion-9, Manish Nagar, Nagpur - 440015, Tahsil and District – NAGPUR, **(2) SHRI. RAJNARAYAN S/o HOLIRAM PATLE, (PAN – AZRPP8164C)**, Resident of Plot No. 101, Nilkantha Nagar, Hudkeshwar Road, Nagpur - 440034, Tahsil and District – NAGPUR, **(3) SHRI. SUSHIL S/o ARUNRAO KALBANDE,** Resident of Plot No. 95, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur - 440034, Tahsil and District – NAGPUR AND **(4) SHRI. VIKAS S/o ARVIND SINGH, (PAN – GDGPS5645G)**, Resident of Tower-A, Flat No. A-401, Pyramid City-3, Besa-Pipla Road, Nagpur - 440037, Tahsil and District – NAGPUR and following documents i.e:-

1) Description of the property-

ALL THAT Piece and parcel of land bearing Kh. No. 53/2/1 of Mouza – GOTALPANJRI situate at Village – GOTALPANJRI, within the limits of Gram Panchayat Wela (Harishchandra) 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, Gotalpanjri.

4) N.A. Order Dated 07-10-2022

5) Layout Plan Dated 19-08-2022

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: **(1) M/S. ALLIANCE HARI OM INFRASTRUCTURE**

(2) M/S. ALLIANCE HARI OM ASSOCIATES

(3) M/S. ALLIANCE MERCANTILE & INFRASTRUCTURE

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.

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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT we have investigated the title relating to ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 53/2/1 of Mouza – GOTALPANJRI, having an area of 8100 Sq. Mtrs. Rental Rs. 2.10, held in Bhogwatdar Class-1, P.H No. 38, situate at Village – Gotalpanjri in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Dhanbaji S/o Harbaji Sambhare, being his separate property.

(2) THAT the said Shri. Dhanbaji S/o Harbaji Sambhare later on transferred the Northern Portion out of the said Kh. No. 53 having an area of 16200 Sq. Mtrs. to M/s. Bhagyashree Builders and Land Developers, the Vendor herein above named by a Sale Deed Dated 29-6-2006, which is duly Registered in the Office of the Sub-Registrar Nagpur -7 in Book No. 1 at Sr. No. 3186 on even date.

(3) THAT the said M/s. Bhagyashree Builders and Land Developers later on transferred the 8100 Sq. Mtrs. by way of sale to 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane, by a Sale Deed Sale Deed Dated 18-08-2008, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 05159.

(4) THAT a Deed of Consent/Declaration between the 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane and M/s. Alliance Hari Om Infrastructures regarding the Common Wall is also Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 6250 on 04-07-2019.

(5) THAT the said 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane later on transferred the 2025 Sq. Mtrs. out of the aforesaid 8100 Sq. Mtrs. property by way of sale to M/s. Alliance Hari Om Associates, by a Sale Deed Dated 18-12-2020, which is duly Registered in the Office of the Sub–Registrar Nagpur -7 in Book No. 1 at Sr. No. 9649 on 22-12-2020 And a Deed of Correction to the said Sale Deed is also Registered in the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 9902 on 24-12-2020. As a result therefore the aforesaid M/s. Alliance Hariom Associates have now become an exclusive, absolute and full Owner of the 2025 Sq. Mtrs. out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its names in all relevant records

(6) THAT in the like manner ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 53/2/1 of Mouza – GOTALPANJRI, having an area of 8100 Sq. Mtrs. Rental Rs. 2.10, held in Bhogwatdar Class-1, P.H No. 38, situate at Village – Gotalpanjri in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Dhanbaji S/o Harbaji Sambhare, being his separate property.

(7) THAT the said Shri. Dhanbaji S/o Harbaji Sambhare later on transferred the Northern Portion out of the said Kh. No. 53 having an area of 16200 Sq. Mtrs. to M/s. Bhagyashree Builders and Land Developers, by a Sale Deed Dated 29-6-2006, which is duly Registered in the Office of the Sub-Registrar Nagpur -7 in Book No. 1 at Sr. No. 3186 on even date.

(8) THAT the said M/s. Bhagyashree Builders and Land Developers later on transferred the 8100 Sq. Mtrs. by way of sale to 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane, by a Sale Deed Sale Deed Dated 18-08-2008, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 05159.

(9) THAT a Deed of Consent/Declaration between the 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane and M/s. Alliance Hari Om Infrastructures regarding the Common Wall is also Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 6250 on 04-07-2019

(10) THAT the said 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane later on transferred the 2025 Sq. Mtrs. out of the aforesaid 8100 Sq. Mtrs. property by way of sale to M/s. Alliance Mercantile & Infrastructure, by a Sale Deed Dated 18-12-2020, which is duly Registered in the Office of the Sub–Registrar Nagpur -7 in Book No. 1 at Sr. No. 9650 on 22-12-2020 And a Deed of Correction to the said Sale Deed is also Registered in the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 9903 on 24-12-2020. As a result therefore the aforesaid M/s. Alliance Mercantile & Infrastructure have now become an exclusive, absolute and full Owner of the 2025 Sq. Mtrs.

out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its names in all relevant records.

(11) THAT ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 53/2/1 of Mouza – GOTALPANJRI, having an area of 8100 Sq. Mtrs. Rental Rs. 2.10, held in Bhogwatdar Class-1, P.H No. 38, situate at Village – Gotalpanjri in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Shri. Dhanbaji S/o Harbaji Sambhare, being his separate property.

(12) THAT the said Shri. Dhanbaji S/o Harbaji Sambhare later on transferred the Northern Portion out of the said Kh. No. 53 having an area of 16200 Sq. Mtrs. to M/s. Bhagyashree Builders and Land Developers, by a Sale Deed Dated 29-6-2006, which is duly Registered in the Office of the Sub-Registrar Nagpur -7 in Book No. 1 at Sr. No. 3186 on even date.

(13) THAT the said M/s. Bhagyashree Builders and Land Developers later on transferred the 8100 Sq. Mtrs. by way of sale to 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane, by a Sale Deed Dated Sale Deed Dated 18-08-2008, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 05159.

(14) THAT a Deed of Consent/Declaration between the said 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane and M/s. Alliance Hari Om Infrastructures regarding the Common Wall is also Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 6250 on 04-07-2019.

(15) THAT the said 1) Shri. Goraksha S/o Vitthal Bhor 2) Shri. Rajendraprasad Ramnagina Singh and 3) Shri. Sandesh S/o Nandkumar Rane later on transferred 4050 Sq. Mtrs. out of the aforesaid 8100 Sq. Mtrs. Property by way of sale to M/s. Alliance Hari Om Infrastructures, by a Sale Deed Dated 18-12-2020, which is duly registered in the Office of the Sub–Registrar Nagpur -7 in Book No. 1 at Sr. No. 9648 on 22-12-2020. As a result therefore the aforesaid M/s. Alliance Hari Om Infrastructures have now become an exclusive, absolute and full Owner of the 4050 Sq. Mtrs. out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its names in all relevant records.

(16) THAT the said 1) M/s. Alliance Hariom Associates, 2) M/s. Alliance Mercantile & Infrastructure and 3) M/s. Alliance Hari Om Infrastructures have jointly decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as **"KRISHNUM NAGARI - 6"**.

(17) THAT the Layout Plan of the said Kh. No. 53/2/1 of Mouza – GOTALPANJRI is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Letter No. 6841 Dated 07-04-2022.

(18) 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 No. 1112571907, Dated 27-09-2022 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.

(19) 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 : 27-09-2022

(ASHISH M. NAGPURE)

Advocate

ASHISH M. NAGPURE
Advocate