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NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land containing by admeasurement 9900.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 9 (Part) of Mouza – BORKHEDI, P.S.K. 74, situate at Village – Borkhedi in Tahsil Nagpur (Rural) and District – NAGPUR.

1. I have investigated the title of the said Piece of land on the request of SHRI. ANIL S/o RAMESHWARLALJI AGRAWAL, SHRI. RAJESH S/o MOHANLALJI AGRAWAL AND M/S. NIRMAL IRON TRADING COMPANY acting through its Director Shri. Vinod S/o Makhanlal Agrawal and the verified the documents placed before me for my perusal:-

I. **Description of the Property:**

ALL THAT Piece and Parcel of land containing by admeasurement 9900.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 9 (Part) of Mouza – BORKHEDI, P.S.K. 74, situate at Village – Borkhedi in Tahsil Nagpur (Rural) and District – NAGPUR and having the boundaries as follows :-

ON THE EAST	-	HIGHWAY.
ON THE WEST	-	RAILWAY LINE.
ON THE NORTH	-	REMAINING PORTION OF
		KH. NO. 9.
ON THE SOUTH	-	KH. NO. 8/1.

II. **Documents available/perused:**

1. Photocopy of Sale Deed Dated 18-10-2006.
2. Photocopy of Deed of Correction Dated 4-5-2023.
3. Photocopy of NA Order Dated 29-3-2023.
4. Photocopy of Executive Engineer, Nagpur Metropolitan Region Development Authority Order Dated 1-2-2023.

III. Property Card (7/12 extract) Dated 6-5-2023 issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

IV. Search Report for 13 Years i.e. from 2011 to 2023.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

SR. NO. / OWNER NO.	NAME	7/12 EXTRACT NUMBER/ KH. NO.	MUTATION ENTRY NO.
1.	Shri. Anil Rameshwarlalji Agrawal	9	5470
2.	Shri. Rajesh Mohanlalji Agrawal	9	5470
3.	M/s. Nirmal Iron Trading Company through Shri. Vinod Makhanlal Agrawal	9	5470

3. The report reflecting the flow of the title of Shri. Anil S/o Rameshwarlalji Agrawal, Shri. Rajesh S/o Mohanlalji Agrawal and M/s. Nirmal Iron Trading Company on the said Land/Plot is enclosed herewith as Annexure - A.

NAGPUR

DATED : 6-5-2023.


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Advocate

Enclosed : Annexure - A.

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

THAT ALL THAT Agricultural land bearing Kh. No. 9 of Mouza – BORKHEDI having an area of 1.30 Hectors, Rental Rs. 3.25 held in Bhogwatdar Class-1 Rights, situate at Village – Borkhedi, P.S.K. 74, situate at Village – Borkhedi in Tahsil Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sanjay S/o Santosh Gupta, being his separate property.

THAT the said Shri. Sanjay S/o Santosh Gupta lateron transferred a Piece of land having an area of 1.10 Hectors comprising the Southern Portion of Kh. No. 9 of Mouza – Borkhedi by way of Sale to Shri. Anil S/o Rameshwarlalji Agrawal, Shri. Rajesh S/o Mohanlalji Agrawal and M/s. Nirmal Iron Trading Company jointly by a Sale Deed Dated 18-10-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5750 on even date on payment of requisite Stamp Duty of Rs. 44,000/- and Full Registration Fees of Rs. 11,000/- payable thereon. A Deed of Correction to the said Sale Deed Dated 18-10-2006 is executed on 4-5-2023 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4296 on even date. As a result therefore the said Shri. Anil S/o Rameshwarlalji Agrawal, Shri. Rajesh S/o Mohanlalji Agrawal and M/s. Nirmal Iron Trading Company have now become the Joint/Co-owners of the Southern Portion of Kh. No. 9 having an area of 1.10 Hectors with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT the aforesaid land having an area of 0.99 Hectors comprising the Southern Portion of Kh. No. 9 of Mouza – BORKHEDI is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 29-3-2023 passed in Revenue Case No. 125/NAP-34/2022-2023.

THAT the Shri. Anil S/o Rameshwarlalji Agrawal, Shri. Rajesh S/o Mohanlalji Agrawal and M/s. Nirmal Iron Trading Company lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Order Dated 1-2-2023. The said Layout is sanctioned as a Residential Layout.

Contd. . . .

B. Property Card (7/12 extract) Dated 6-5-2023 issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

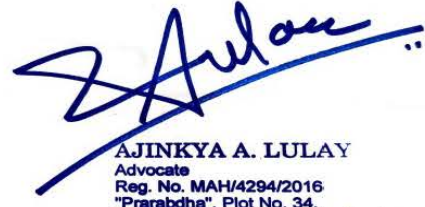
C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-7 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely

D. Shri. Anil S/o Rameshwarlalji Agrawal, Shri. Rajesh S/o Mohanlalji Agrawal and M/s. Nirmal Iron Trading Company hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2011 to 2023 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. MH001666617202324E Dated 6-5-2023.

E. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR

DATED : 6-5-2023.



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