

MANISH V. FOPSE

(Advocate)

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FORMAT-A

(Circular NO:- 28/2021)

To,

Maha Rera

Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra no.26/5 total admeasuring about 2.245 Hect. (5.50 acre) Situated at Mouza- Mohgaon, Tahsil- Nagpur (Gramin) District- Nagpur.

I have investigated the the title of said plot on the request of (M/S Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd.) acting through its partners Mohd. Shabbir S/O Mohd. Shafi and Haji Mohd. Sharif S/O Mohd. Shafi and following documents i.e.:-

1. Description of the Property:-

All those pieces and parcels of land bearing Khasra No. 26/5 admeasuring about 2.245 Hect. (5.50 acre) In Bhowarg-1, Situated at Mouza- Mohgaon, P.H. No.41, Khate No.03, Tehsil- Nagpur (Gramin), District- Nagpur. Alongwith all trees, crops, bushes and Easement rights, right to pass, approach road and the said khasra is bounded under:-

On the East -- Khasra No.27

On the West -- 60 Meter wide Road

On the North -- Khasra No.26/4

On the South -- Khasra No. 26/6

2. The documents of allotments of plot.- Sale Deeds

3. 7/12 extracts of property card issued by Talati, Mouza- Mohgaon, Dated- 08/09/2022.

4. Mutation entry No.-967, Dated- 04/10/2018

5. Search report for 20 years from 2002 to 2022

Whereas, originally of Mouza- Mohgaon, P.H.No.-74, admeasuring about 2.245 Hect., being the part of land bearing khasra no.26/5 , Class-II rights situated at Mouza- Mohgaon within the limits of Tehsil- Nagpur, District- Nagpur before the year 1995. The above originally belonged to one namely Mukund Govind Vaidhya.

Whereas On 29/04/1995 the Mukund Govind Vaidhya has sold the said Agricultural land to the company namely M/S Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd. R/O- Nagpur, Tehsil and District Nagpur and Execute the sale deed of Khasra No.26/5 admeasuring 2.245 HECT. In the name of company namely M/S Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd. At Registrar office at Nagpur bearing Registration No. 3193/1995.

On the perusal of the above mentioned documents and all others relevant documents relating to title of the said property. I am opinion that the title of (M/S Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd.) is clear, marketable and without any encumbrances.

Owners of the land :-

M/S Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd.

Acting through its Directors

- (1) Mohd. Shabbir S/O Mohd. Shafi
- (2) Haji Mohd. Sharif S/O Mohd. Shafi

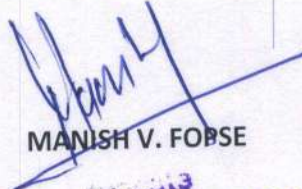
6. Qualifying comments/remarks if any - NA

The report relating the flow of the title of the (M/S Azmate Gareeb Nawaz Land & Builders Pvt. Ltd.) is enclosed herewith as annexure.

Encl: Annexure A

Date:- 16.09.2022

Place- Nagpur


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Advocate
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Mo: 983374670
No. MAH/3318/2017

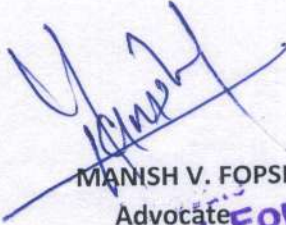
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FLOW THE TITLE OF THE SAID LAND

- 1) 7/12 extract/P.R. card as on date of application for registration
- 2) Mutation entry No.967, Dated- 04.10.2018.
- 3) Search report for 20 years from 2002 to 2022 Taken from Sub-Registrar office at Nagpur (Gramin)
- 4) Any other relevant title.
- 5) Litigations if any.

Date:- 16.09.2022


MANISH V. FOPSE
Advocate
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Reg.No. MAH/3318/2017