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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 title of said plot on the request of (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) 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. Along with 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 Dated 6-7-2018 Mutation entry No. 249/ LND 18/2017/2018. Last Mutation Entry no. 967 & date 4-10-2018.
- 4.** Search report for 30 years from 1993 till 2023

Whereas, originally of Mouza- Mohgaon, P.H.No.-74, admeasuring about 2.245 Hecter., 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 Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd.

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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.

Whereas on 25-5-2023 the Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd. R/O- Nagpur has sold the said Agricultural land to the Company namely (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) 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 (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) At Registrar office at Sadar Nagpur bearing Registration No. 3698/2023.

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 (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) is clear, marketable and without any encumbrances.

Owners of the land :-

Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche

Qualifying comments/remarks if any - NA

The report relating the flow of the title of the (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) is enclosed herewith as annexure.

Encl: Annexure A

Date:- 30-5-2023

Place- Nagpur

RAHUL S. KALKAR


Advocate

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FLOW THE TITLE OF THE SAID LAND

1. Whereas, originally of Mouza- Mohgaon, P.H.No.-74, admeasuring about 2.245 Hecter., 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 Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd.
 2. 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.
 3. Whereas on 25-5-2023 the Azmate Gareeb Nawaz Land Developers & Builders Pvt. Ltd. R/O- Nagpur has sold the said Agricultural land to the Company namely (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) 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 (Gulsons Estate Through its Proprietor Shri. Santosh N. Bopche) At Registrar office at Sadar Nagpur bearing Registration No. 3698/2023.
- 1) 7/12 extract/P.R. card as on date of application for registration 6-7-2018 and the latest 7/12 Extract is under process.
 - 2) Mutation Entry No. 249/ LND 18/2017/2018
 - 3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar office at Nagpur (Gramin)
 - 4) Any other relevant title not found.
 - 5) Litigations if any not found as per record.
 - 6)

Date:- 30-5-2023

RAHUL S. KALKAR


Advocate

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