

Adv. Payal S. Kaware
Reg.No.MAH/5139/2016
Office at 301-A, Asha-Laxmi Apt,
Ravi Nagar Square, Amravati Road,
Nagpur-440033.

FORMAT A
Circular \no.28/2021

To,
Maha RERA

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka-Hingna, Village Shivmadka, having total area- 1.04 Hector R' having Mouza- Shivmadka-48A, Survey No. 18/1

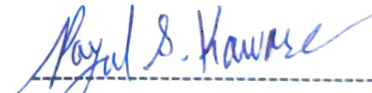
1. I have investigated the title of the said land on the request of Mr. Ashish Santosh Agrawal and on the basis of fallowing documents i.e. -

1. Description of the property- Patwari Halka No. 48A, Khasra No. 18/1, Total area 1.04, having Class I rights, Mouza Shivmadka, Village Panchayat Shivmadka, Tah. Hingna, Dist. Nagpur.
2. Initially entire land bearing Survey No. 18/1, having an area admeasuring about having total area- 1.04 Hector R' Mouza-Shivmadka-48A, in Bhogwatdar Class I Rights, Mouza-Shivmadka, Tahsil-Hingna, District- Nagpur owned and possessed by Mr. Babarao Govindrao Awachat. Subsequently, he sold aforesaid land to Mr. Ashish Santosh Agrawal, Mr. Govind Shyamsunder Poddar, and Mr. Bhumeshwar Rajaram Peshne via sale deed sale deed No.3032 dated 20/4/2023.
3. Document of allotment of land- sale deed No.3032 dated 20/4/2023.
4. 7/12 extract of the Property issued by Village panchayat Shivmadka, Tahasil Hinga, Dist. Nagpur dated 20/6/2023 obtained from Maharashtra Bhumi Abhilek. 

5. Search report of 30 years from 1993 to 2023, mutation entry No. 637 dated 20/6/2023. (MH005517547202324E).
6. Mr. Ashish Santosh Agrawal along with co-owner, Mr. Govind Shyamsunder Poddar, Mr. Bhumeswar Rajaram Peshne are entered into Agreement of Association of persons to be known as Keshvam City III with intention to develop the layout on Survey No. 18/1, Mouza Shivmadka.
7. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property
2. That on perusal of the above-mentioned document and all other relevant documents relating to the title of the said property I, am of the opinion that title of the Mr. Ashish Santosh Agrawal along with co-owner, Mr. Govind Shyamsunder Poddar, Mr. Bhumeswar Rajaram Peshne is clear marketable and without any encumbrance's.
3. The report reflecting the flow of the title of the company is enclosed herewith.

Encl. Annexure:- A- Copy of the Index II., B-copy of the 7/12 extract, C-copy of AOP dated 11/05/2023,

Date – 21/7/2023
Nagpur


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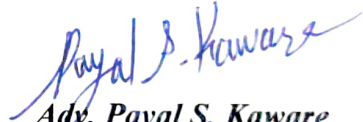
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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 extract of the Property issued by Village panchayat Sukali, Tahasil Hinga, Dist. Nagpur dated 20/6/2023 obtained from Maharashtra Bhumi Abhilek
- 2) Mutation Entry No. 637 dated 20/6/2023
- 3) Search report of 30 years from 1993- 2023 taken from sub registrar office at Hingna Tahasil.
- 4) Any other relevant Title - No.
- 5) Litigations if any-No.

Date: 21/7/2023
Place: Nagpur


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