Raman L. Senad
M.Com., M.A., LL.B.
D.B.M., D.I.R.P.M.
ADVOCATE & NOTARY

॥ श्री ॥
NOTARY
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FORMAT -A
(Circular No. 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to all that piece and parcel of agricultural land bearing **Survey No. 40/1-B** as per sale deed & 40/B-1 as per 7/12 extract, total admeasuring about 0.81 Hector (2.00 Acres), occupancy right-Bhumi Swami i.e. class -I, land revenue Rs. 3.17, Situated at Mouza-Gotal-Panjari, P.H. No. 38, Tal., Dist. Nagpur.

I have investigated the title of the said property on the request of ***M/s. Royal Fort Infraventures*** acting through its Partners Shri Lavesh Sanjay Agrawal, Shri Mitesh Manoharlal Khakkhar, Shri Kamlesh Suresh Sharma & Shri Kamlesh Suresh Sharma and following documents i.e.-

1) Description of the Property-

All that piece and parcel of agricultural land bearing Survey No. 40/1-B as per sale deed & 40/B-1 as per 7/12 extract, total admeasuring about 0.81 Hector (2.00 Acres), occupancy right-Bhumi Swami i.e. class -I, land revenue Rs. 3.17, situated at Mouza-Gotal-Panjari, P.H. No. 38, Tal., Dist. Nagpur. and which is bounded as under -

On East by	- Kh. No. 40/D
On West by	- Road & then Kh. No. 38 & 39
On North by	- Kh. No. 40/C
On South by	- Kh No. 40/B/2

2) The documents of allotment of Land.- Sale Deed
3) 7/12 Extract issued by Talathi Officer, Welahari on dtd. 06/04/2023 & mutation entry No. 2495
4) Search Report for 13 years from 2009 to 2023.

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 is clear, marketable and without any encumbrances.

Owners of the Land:-
M/s. Royal Fort Infraventures acting through its Partners -
1. Shri Lavesh Sanjay Agrawal,
2. Shri Mitesh Manoharlal Khakkhar,
3. Shri Kamlesh Suresh Sharma &
4. Shri Kishor Madhukarji Mehar

4) Qualifying comments/remarks if any _ NA

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexture.

Date :-28/09/2023
Place - Nagpur

Adv Raman L. Senad

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract as on date of application for registration.

2) Mutation Entry No. 2495, dtd. 06/04/2023, Talathi Office, Wela Harishchandra, Nagpur.

3) Search Reposrt for 13 yrs from 2009 to 2023, taken from Sub-Registrar Office at Nagpur.

4) Any other relevant title - Not applicable

5) Litigations if any - Not Found

Date-28/09/2023

Adv Raman L. Senad