K. M. KHUMKAR
ADVOCATE
Reg. No. MAH/8118/2010
F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Mobile: 9422103894

FORMAT A

To,
Maha RERA
6 & 7th Floor, Housefin Vhawan
Plot No. C-21 E Block Bandra Kurla Complex
Bandra (E) Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2 and 3 admeasuring 537.91 Sqr. Mtrs., in the sanctioned layout carved on ALL THAT piece and parcel of land bearing Kh/Survey No. 296/2 of MOUZA – WANADONGARI, P.S.K. 46, bearing Malmatta No. 20624, Prabhag No. 10, situated at Village – Wanadongari, Municipal Council: Wanadongari in Tahsil – Hingna and District – NAGPUR (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of Modokar Infra Private Limited and following documents i.e.

1) Description of property.
ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2 and 3 admeasuring 537.91 Sqr. Mtrs., in the sanctioned layout carved on ALL THAT piece and parcel of land bearing Kh/Survey No. 296/2 of MOUZA – WANADONGARI, P.S.K. 46, bearing Malmatta No. 20624, Prabhag No. 10, situated at Village – Wanadongari, Municipal Council: Wanadongari in Tahsil – Hingna and District – NAGPUR

2) The documents of sale deed of Plot.
(i) Sale Deed dated 29-05-1991 exeuted by Mukutumabi Wd/o Shaikh Alam and 6 others in respect of Agricultural Land admeasuring 2.23 Hectors bearing Khasra No. 296 of Mouza: Wanadongri, Tahsil: Hingna, District: Nagpur to Shri Sanjay S/o Tumdeo Hulke registered at Sr. No. 2928 (P) in Additional Book No. 1, Volume No. 400 on pages 131 and 132 on 29-05-1991 with Joint Sub Registrar Nagpur City-1.
(ii) Sale Deed dated 23-09-2010 exeuted by Shri Sanjay S/o Tumdeo Hulke in respect of Agricultural Land admeasuring 0.91 Hectors bearing Khasra No. 296/2 of Mouza: Wanadongri Tahsil: Hingna, District: Nagpur to M/s. L.G. Developers and Builders registered with Sub Registrar, Hingna at Sr. No. 4508/2010 in Book No. 1 on Dated 23-09-2010.
(iii) Supplementary Agreement dated 23-12-2021 exeuted by Shri Sanjay S/o Tumdeo Hulke in respect of Agricultural Land admeasuring 0.91 Hectors bearing Khasra No. 296/2 of Mouza: Wanadongri Tahsil: Hingna, District: Nagpur to M/s. L.G. Developers and Builders registered with Sub Registrar, Hingna at Sr. No. 8187/2021 in Book No. 1 on Dated 27-12-2021.
(iv) Agreement to Sell dated 11-07-2023 exeuted by M/s. L.G. Developers and Builders to Modokar Infra Private Limited registered at Sr. No. 5564/2023 in Book No. 1 with Sub Registrar Hingna.
(v) Correction Deed to Agreement to Sell dated 18-09-2023 exeuted by M/s. L.G. Developers and Builders to Modokar Infra Private Limited registered at Sr. No. 7746/2023 in Book No. 1 with Sub Registrar Hingna.



(vi) Sale Deed dated 18-09-2023 exeuted by M/s. L.G. Developers and Builders to Modokar Infra Private Limited registered at Sr. No. 7747/2023 in Book No. 1 with Sub Registrar Hingna

(vii) Mortgage Deed dated 18-09-2023 executed between Arvind Sahakari Bank Ltd., Digdoh Branch and Modokar Infra Private Limited registered at Sr. No. 7759/22023 with Sub Registrar Hingna.

(viii) Deed of Declaration dated 09-11-2023 executed by Modokar Infra Private Limited registered at Sr. No. 9234/2023 on 09-11-2023 with Sub Registrar Hingna.

3) 7/12 Extract issued by the Revenue Department, Nagpur on 30-10-2023.

4) Search report for 30 years from the year 1994 till year 2023.

2. 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 Modokar Infra Private Limited is clear, marketable and without any encumbrances, subject to Loan of Arvind Sahakari Bank Ltd., Digdoh Branch.

Owner of Land
Modokar Infra Private Limited, Directorsc (1) Shri Akshay S/o Ganesh Modokar and (2) Smt. Pratibha W/o Ganeshrao Modokar – ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2 and 3 admeasuring 537.91 Sqr. Mtrs., in the sanctioned layout carved on ALL THAT piece and parcel of land bearing Kh/Survey No. 296/2 of MOUZA – WANADONGARI, P.S.K. 46, bearing Malmatta No. 20624, Prabhag No. 10, situated at Village – Wanadongari, Municipal Council: Wanadongari in Tahsil – Hingna and District – NAGPUR

3. The names of owners are duly mutated in Revenue Records.

4. The report reflecting the flow of the title of Modokar Infra Private Limited (owner/promoter/developer) on the said land is enclosed herewith as annexure.

Encls: Annexure

Dated: 23-11-2023

(K.M. Khumkar)
ADVOCATE

K. M. KHUMKAR
ADVOCATE
Reg. No. MAH/8118/2010
F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Mobile: 9422103894

FORMAT A
(Circular No. 28/2001)

FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.

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

2. Mutation Entry No. 16629 dated 29-10-2023

3. Search Report for 30 years from the year 1994 to 2023 taken from Sub Registrar Office at Hingna.

4. Any other relevant title – The property is mortgaged with Arvind Sahakari Bank Ltd., Digdoh Branch.

5. Litigations if any - No Litigation.

Dated: 23-11-2023

(K.M. Khumkar)
ADVOCATE

