

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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ADVOCATE

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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THOSE pieces and parcels of land being land bearing Khasra/ Survey No. 173, admeasuring about 0.75 Hectares situated at Mauza : JAMTHA, P. H. No. 42, Village : Jamtha Taluka : NAGPUR (RURAL) and District: Nagpur-441122

I have investigated the title of the said plots on the request of Ample Mercantile Private Limited having registered office at House No. 897, Shri Narayan Bhawan, P.S. Agrawal Marg, Santra Market, Nagpur-440018 through its Director Shri Ramdeo S/o Pralhadrai Agrawal and following documents i.e:-

1) Description of the property.

ALL THOSE pieces and parcels of land being land bearing Khasra/ Survey No. 173, admeasuring about 0.75 Hectares situated at Mauza : JAMTHA, P. H. No. 42, Village : Jamtha Taluka : NAGPUR (RURAL) and District: Nagpur-441122 and as bounded as under :

ON THE EAST	:	KHASRA NO 168
ON THE WEST	:	KHASRA NO 172
ON THE NORTH	:	KHASRA NO 174 AND 175
ON THE SOUTH	:	KHASRA NO 169


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2) The documents of allotment of plot.

- (i) Sale Deed dt. 21.09.2020 registered with Sub Registrar, Nagpur – 7 at Sr. No. 4822-2020 executed by Sandesh Infrastructures Private Limited in favour of Ample Mercantile Private Limited
- (ii) Property Card /7-12 Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide Ferfar No. 4985 on dated 17-12-2020 for Kh. No. 173

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub-Registrar , Nagpur and inspected the relevant deeds,documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above. I am of the opinion there is no litigation is pending in respect Land bearing Khasra/ Survey No. 173, admeasuring about 0.75 Hectares situated at Mauza : JAMTHA, P. H. No. 42, Village : Jamtha Taluka : NAGPUR (RURAL) and District: Nagpur-441122 , in any court or before any authority.

That the title of

- i. Ample Mercantile Private Limited having registered office at House No. 897, Shri narayan Bhawan, P.S. Agrawal Marg, Santra Market, Nagpur-440018 through its Director Shri Ramdeo S/o Pralhadrai Agrawal,is clear, Marketable and without any encumbrances.

Owners of the Land

Ample Mercantile Private Limited having registered office at House No. 897, Shri narayan Bhawan, P.S. Agrawal Marg, Santra Market, Nagpur-440018 through its Director Shri Ramdeo S/o Pralhadrai Agrawal, in respect of LAND bearing Khasra/ Survey No. 173, admeasuring about 0.75 Hectares situated at Mauza : JAMTHA, P. H. No. 42, Village : Jamtha Taluka : NAGPUR (RURAL) and District: Nagpur-441122


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The report reflecting the flow of the title of

Ample Mercantile Private Limited having registered office at House No. 897, Shri narayan Bhawan, P.S. Agrawal Marg, Santra Market, Nagpur-440018 through its Director Shri Ramdeo S/o Pralhadrai Agrawal, in respect of LAND bearing Land bearing Khasra/ Survey No. 173, admeasuring about 0.75 Hectares situated at Mauza : JAMTHA, P. H. No. 42, Village : Jamtha Taluka : NAGPUR (RURAL) and District: Nagpur-441122

is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE


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FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Property Card /7-12 Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide Ferfar No. 4985 on dated 17/12/2020 for Kh. No. 173

NARRATION ON FLOW OF TITLE:

WHEREAS, originally the land being old Survey No. 169/3, admeasuring about 1.75 Hectares was owned by Shri Daulat Raghu Japurkar as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954, AND;

WHEREAS, Shri Daulat Raghu Japurkar expired in the year 1978 and on his death his legal heirs Sons Shri Sitaram Daulat Jaipurkar, Shri Lakshman Daulat Jaipurkar, Shri Suryabhan Daulat Jaipurkar Widow Smt. Jankubal Daulat Jalpurkar daughters Smt. Sayatra Tukaram Dahake, Smt. Kisani Ankush Ashtankar, Smt. Kalabali Narayan Sontakke and Smt. Saraswati Ramhari Sawarkar and their names were mutated in revenue records as the co-owners of the said land, AND;

WHEREAS, under the re-survey and re-measurement of the lands carried out by the Govt. In year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Number 169/3 have been given / changed as New Survey No. 169 admeasuring about 1.00 Hectares and Kh. No. 173, admeasuring about 0.75 Hectares, AND;

WHEREAS, Smt. Jankubai Daulat Jaipurkar, Smt. Kisani Ankush Ashtankar, Smt. Sayatra Tukaram Dahake, expired and on their death their legal heirs inherited their shares alongwith other co-owners of the said lands, AND;


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WHEREAS, all the co-owners sold both the said lands to Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly by a single Sale Deed dt. 07.01.2008 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 156 dt. 07.01.2008 and the name of Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain were mutated at revenue records as the co-owners of said lands, AND;

WHEREAS, said co-owners Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly sold the land of Kh. No. 173 to Sandesh Infrastructures Private Limited by a Sale Deed dt. 22.10.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7101 dt. 22.10.2009.

WHEREAS, M/s Sandesh Infrastructures Private Limited sold the land of Kh. No. 173 to Ample Mercantile Private Limited by a Sale Deed dt. 21/09/2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 4822-2020.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 25/12/2023


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