Sandeep Nagpure
Advocate
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Office:- 14A C.A. Tower, Dev Nagar, Nagpur- 15.

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To,
Maharera
Nagpur

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Kh. No 56 (Part), **P.H.No.36,Mauza-Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil- Nagpur, Dist- Nagpur (Grameen)**. (hereinafter referred as the said Land)

I have investigated the title of the said plot/Land on the request of Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers, on the basis of following documents provided by client i. e:-

1) Description of the property
2) The documents of allotment of plot/Land
3) 7/12 extract or property card issued by Land Revenue Department
4) Search report for 12 years from Oct 2011- Oct 2023.

2)- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am at the opinion that the title of (following owner /promoter / developer/ company) is clear, marketable and without any encumbrances. Owner of the land Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers,

3)- The report reflecting the flow of the title of the Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers,on the said land is enclosed herewith as annexure

Encl :- Annexure

Date :- 21/09/2023

Advocate

SANDEEP ADVOCATE NAGPUR

(Adv.Sandeep Nagpure)

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FORMAT-A
(Circular No.28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

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

2) Mutation Entry on 7/12

3) Search Report for 12 years from Sep 2011 to Sep 2023. Taken from Sub – Registrar Nagpur-7.
4) Any other relevant title -NIL

5) Litigations if any-NIL

Date:-21/09/2023
Advocate.

SANDEEP ADVOCATE NAGPURE

(Sandeep Nagpure)

Adv. Sandeep Nagpure
Nagpur.
Ph. No. 9860093576

Date – 21/09/2023

TITLE SEARCH & VERIFICATION REPORT

As per the instructions of Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers.

NAME OF THE TITLE HOLDER Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers.
Hereinafter referred to as the owners

I. DESCRIPTION OF THE PROPERTY

Kh. No 56 (Part) , P.H.No.36,Mauza- Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil- Nagpur, Dist- Nagpur (Grameen).

Bounded As:

ON East	Khasara No. 73
ON West	Pandhan & Khasara No. 53
ON North	Remaining land of Khasara No. 56
ON South	Khasara No. 55 & 74A

II. DEVOLUTION OF TITLE

On the basis documents provided by the Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers the search taken by me, I submit my report as under :-

After verification and careful perusal of the relevant document, I found that Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers. all R/O Nagpur are the absolute owner of the said property in the possession of **Kh. No 56 (Part), P.H.No.36,Mauza- Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist- Nagpur (Grameen).**

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History

Whereas said land bearing **Kh. No 56 (Part), P.H.No.36,Mauza- Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist- Nagpur (Grameen).**originally belong to Shri Vishvesh Aakre , Jayesh Aakre & Ashwini Aakre.

Sr no	Date and no. of document	Document type	From	To	Property address
1.	20/04/2022 Sr.No–NGP-3242/2022 Receipt No-3861	Sale Deed	Vishvesh Aakre , Jayesh Aakre & Ashwini Aakre	Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers	bearing **Kh. No 56 (Part) ,P.H.No.36,Mauza-Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist-Nagpur (Grameen).**
2.	23/03/2023 Sr.No–NGP-2639/2023 Receipt No-3178	Sale Deed	Vishvesh Aakre , Jayesh Aakre & Ashwini Aakre	Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers	bearing **Kh. No 56 (Part) , P.H.No.36,Mauza-Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist-Nagpur (Grameen).**
3.		7/12		Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers	bearing **Kh. No 56 (Part) , P.H.No.36,Mauza-Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist-Nagpur (Grameen).**
4.	11/02/2022 Letter No-6652	N A Order	NMRDA	Mr. Roshan Nagpure ,Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers	bearing **Kh. No 56 (Part) , P.H.No.36,Mauza-Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist-Nagpur (Grameen).**

Kh. No 56 (Part), P.H.No.36,Mauza- Dhamna, Total Area-4.00 HR i.e 40471.502 Sq mtr, Tahsil and Dist- Nagpur (Grameen).

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- And Whereas Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers purchased the said land from Vishvesh Aakre , Jayesh Aakre & Ashwini Aakre vide sale deed dated 20/04/2022 , registered at Sub Registrar office No-7 Sr. No. NGP-3242/2022.
- And Whereas Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers purchased the said land from Vishvesh Aakre , Jayesh Aakre & Ashwini Aakre vide sale deed dated 23/03/2023 , registered at Sub Registrar office No-7 Sr. No. NGP-2639/2023
- And Whereas Vishvesh Aakre , Jayesh Aakre given POA to their Mother Smt Ashwinin wife of Laxmikant Aakre by notary from Vice consulate General of India Dubai and Her Majesty's Principal Secretary of State for Foreign Commonwealth and Development affairs (United Kingdom of Great Britain and Northern Ireland)
- And Whereas Name of Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers duly muted in 7/12.

I have gone through the following document pertaining to the above described property provided by the Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers..

(Photocopies of document)

III. **Minor's Interest / HUF Property:**

In this Property there is not the question of Minor's interest.

IV. **Possession:**

Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers acquired title and interest over the property under Search.

V. **Applicability of Local Laws:**

Here I can say that the above said Property is not subjected to any local laws which prevents for creation of Mortgage.

VI. **Final Opinion and Recommendation (Encumbrance Certificate & Legal Opinion):**

For the Purpose of this report I had done online search with IGR Web site & verify records available in the Sub Registrar Office at Nagpur. The above entries

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of Docs. Supplied are also verified online for inspection by the office of sub registrar on IGR Web Site. On-line Search for 2011 to 2023 is done in all the offices.

Since the Search for entire period somehow could not be done and the charges or rights created by unregistered documents cannot be ascertained and known from the entries of GOVT. record. Hence by way of abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

On the basis of searches taken of the records of Sub Registrar Office for 30 years by paying requisite charges vide, Receipt No. MH008382866202324U dt. 20/09/2023 and the documents produced before me, I am the opinion That Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers are having clear and marketable title over said property and said property is free from encumbrances and is not alienated or transferred in any manner whatsoever.

VII. CERTIFICATE:

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. The documents, which I have verified latest Tax Receipt etc from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by Mr. Roshan Nagpure, Mr.Sachin Banode & Mr.Waman Balpande partners of Jai Gurudev Builders & Land Developers all the R/O Nagpur are clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on the date.

In the Result, I have to state that I have made necessary search at the concerned Sub – Register office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clear and marketable title.

SANDEEP ADVOCATE NAGPUR

Place -: Nagpur

Date:- 21/09/2023

Adv. Sandeep Nagpure