



**ESTATE LAW
FIRM**

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Date: 02nd FEBRUARY 2023

FORMAT- A

**To,
MAHA RERA**

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to, Khasra No- 106/1, Maouza - Nagalwadi, Taluka- Hingna, District- Nagpur, Pin- 440016 (Admeasuring Area Of 25,529 Sq. Meters) I have investigated the title of the said plot on the request of MAXUS LIFESPACES LLP

- i. Description of the Property - Khasra No- 106/1, Maouza - Nagalwadi, Taluka- Hingna, District- Nagpur, Pin- 440016 (Admeasuring Area Of 25,529 Sq. Meters)
- ii. The documents of allotment of plot- Sale Deed, Power of Attorney
- iii. 7/12 extract issues by Revenue Department of Government of Maharashtra dated 26th July 2022 mutation entry no. 446.
- iv. Search report for 30 years from 2006 to 2023

1. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the following owners is clear, marketable and without any encumbrances.

Owners of the Land

M/S. VIMLA ASSOCIATES

2. The report reflects the flow of the title of the **MAXUS LIFESPACES LLP** on the said land is enclosed herewith as an annexure.

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FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extract / P.R. Card as on date of application for registration- 7/12 Extract as on the Date of 26th July 2022.
2. Mutation Entry No. Not Available- 446
3. Search report for 30 years from 2005 to 2022 –
 - A. All that the piece and parcel of Agricultural land bearing Kh.No. 106/ 1, Adm. 3.83 H.R. (9.46 Acres), Mauza Nagalwadi, Tq. Hingna, Dist. Nagpur, was formerly owned by i) Smt. Nanabai Wd/o Mahadeorao Tiwase ii) Shri. Anandrao S/o Late Mahadeorao Tiwase and iii) Shri. Vasantrao S/o Late Mahadeorao Tiwase.
 - B. AND WHEREAS said i) Smt. Nanabai Wd/o Mahadeorao Tiwase ii) Shri. Anandrao S/o Late Mahadeorao Tiwase and iii) Shri. Vasantrao S/o Late Mahadeorao Tiwase being a lawful owner of the aforesaid land had sold the said land to Smt. Ashabai W/o Deorao Bhoyar vide Sale Deed dated 15.02.1971, Registered under Sr.No. 600 with the Joint Sub-Registrar Nagpur No.1 on 15.02.1971 and her name has been recorded in the 7/12 extract of the aforesaid land, as a result she was the exclusive owner in possession of the said land and therefore she was legally competent to deal with the said land in any manner.
 - C. AND WHEREAS said Smt. Ashabai W/o Deorao Bhoyar had sold the aforesaid land to **M/s Vimla Associate partnership** concern through its managing partner Shri. Yogendra Mohansingh S/o Late. Surendramohan Singh vide Sale Deed dated 13.02.2006, registered under **Sr.No.880/2006** with Jt. Sub-Registrar, Hingna.

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D. AND WHEREAS the aforesaid land has been mutated in the revenue record in the name of vendor **M/s Vimla Associate partnership** concern through its managing partner Shri. Yogendra Mohansingh S/o Late. Surendramohan Singh and therefore, the partnership Firm M/s Vimla Associates is legally competent to transfer and convey the subject land.

E. AND WHEREAS **M/s Vimla Associate partnership** concern through its managing partner Shri. Yogendra Mohansingh S/o Late. Surendramohan Singh has executed the registered Power of Attorney in the Name of **MR. VIJAY PRABHAKARRAO NAIDU** granting to assign the development powers on **7th October 2022**, Which was duly registered with Jt. Sub-Registrar, Hingna having Documents Serial No. **NGN6-7581-2022** on **7th October 2022**.

4. Any Other Relevant Title- No.

5. Litigations if any-___

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