

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

Ashwin R. Patil
ADVOCATE

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FORMAT-A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13, out of the sanctioned layout, containing by total admeasurement 1645.685 Sq. Mtrs. (i.e. 17714.15 Sq. Ft.), being a portion of the entire land bearing Khasra No. 115 of Mouza – BORI, P.S.K. 76, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as “LOTUS RESIDENCY” and including all other easementary rights appurtenant and belonging thereto, situated at Bori, within the limits of the Nagar Parishad – Butibori in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said plot on the request of **M/s. BHARAT DEVELOPERS** acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthalrao Ainchwar (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13, out of the sanctioned layout, containing by total admeasurement 1645.685 Sq. Mtrs. (i.e. 17714.15 Sq. Ft.), being a portion of the entire land bearing Khasra No. 115 of Mouza – BORI, P.S.K. 76, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as “LOTUS RESIDENCY” and including all other easementary rights appurtenant and belonging thereto, situated at Bori, within the limits of the Nagar Parishad – Butibori in Tahsil – Nagpur (Rural) and District – NAGPUR and the said Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13 is bounded as under :- ON THE EAST – 9.00 MTRS. WIDE ROAD, ON THE WEST - PLOT NOS. 14 & 1, ON THE NORTH - 9.00 MTRS. WIDE ROAD, ON THE SOUTH - 6.00 MTRS. WIDE ROAD.

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(2) The Document of allotment of plot :- Sale Deed Dated 20-09-2012 for Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 executed by (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakar Rao Sarode, (v) Mrs. Meena Vijay Rao Nivding, (vi) Mrs. Bharti Vijay Rao Shahakar, (vi) Shri Prasanna Shivaji Pandhare, (vii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare in favour of M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar. Bearing Registered Serial No. 4735/2012.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 2463 dated 11.06.2013.

(4) Search report for 30 years from 1993 to 2022

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13, out of the sanctioned layout, containing by total admeasurement 1645.685 Sq. Mtrs. (i.e. 17714.15 Sq. Ft.), being a portion of the entire land bearing Khasra No. 115 of Mouza - BORI, P.S.K. 76, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "LOTUS RESIDENCY" and including all other easementary rights appurtenant and belonging thereto, situated at Bori, within the limits of the Nagar Parishad - Butibori in Tahsil - Nagpur (Rural) and District - NAGPUR.	M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 05.07.2023


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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 extract of Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 issued by Competent Authority / Village Officer, Bori as on date of application for registration

The name of **M/s. BHARAT DEVELOPERS** acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthalrao Ainchwar is recorded in the 7/12 Extract issued by Competent Authority / Village Officer, Bori in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 2-3-4-5-6-9-10-11-12-13**, out of the sanctioned layout, containing by total admeasurement **1645.685 Sq. Mtrs. (i.e. 17714.15 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 115 of **Mouza – BORI**, P.S.K. 76 and including all other easementary rights appurtenant and belonging thereto, situated at Bori, within the limits of the Nagar Parishad – Butibori in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract issued by Competent Authority / Village Officer, Bori reveal that vide Mutation Entry /Ferfar Entry No. 2463 Dated 11.06.2013 the name of **M/s. BHARAT DEVELOPERS** acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthalrao Ainchwar is recorded as owner of the said land.

- 3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT piece and parcel of entire land bearing Khasra No. 115 of Mouza – BORI, P.S.K. 76, including all easementary rights appurtenant and belonging thereto, all situated at Bori within the limits of the Gram Panchayat – Butibori in Tahsil – Nagpur (Rural) and District – Nagpur, Originally belonged to Shri Narayan Laxmanrao Pandhare, as a recorded Owner thereof being his separate ancestral property.

THAT, consequent upon the death of the said Shri Narayan Laxmanrao Pandhare, his aforesaid property devolved upon (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakarrrao Sarode, (v) Mrs. Meena Vijayrao Nivding, (vi) Mrs. Bharti Vijayrao Shahakar, (vi) Shri Prasanna Shivaji Pandhare, (vii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT, the aforesaid entire land comprising Khasra No. 115 of Mouza – BORI is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order dated 21-12-1995 passed in Revenue Case No. 37/NAP-34/94-95.

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THAT, the aforesaid Smt. Vimal Narayan Pandhare and Others lateron prepared a layout of the said Khasra No. 115 by carving out various Plots of different sizes therein and the layout of the aforesaid Khasra No. 115 is also duly sanctioned and recommended for approved by the Town Planner, Town Planning Department, Nagpur vide its Letter No. 842 Dated 06.10.2005 of Mouza – Bori and lateron finally approved by the Sub Divisional Officer Nagpur.

THAT, out of the said layout ALL THOSE Pieces and Parcels of land bearing Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13, out of the sanctioned layout, containing by admeasurement 168 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 158.53 Sq. Mtrs., 158.53 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 161.375 Sq. Mtrs. and 168 Sq. Mtrs. respectively, thus totaling 1645.81 Sq. Mtrs. (OR 17714.15 Sq. Ft.), being a portion of the entire land bearing Khasra No. 115 of Mouza – BORI, P.S.K. 76, including all easementary rights appurtenant and belonging thereto, all situated at Bori within the limits of the Gram Panchayat – Butibori in Tahsil – Nagpur (Rural) and District – Nagpur, are released by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its various Release Letters. As per the said Release Letters the area of the said Plots of land are also revised. The details of the same are as under :-

Sr. No.	Plot No.	Release Letter No.	Date	Tracking No.	Layout ID	Area Regula- Rised In Sq. Mtrs.
1	2	1715	22-3-2012	2012022376	201202221	168.00
2	3	1714	22-3-2012	2012022376	201202221	166.25
3	4	1713	22-3-2012	2012022376	201202221	166.25
4	5	1712	22-3-2012	2012022376	201202221	166.25
5	6	1711	22-3-2012	2012022376	201202221	158.53
6	9	1710	22-3-2012	2012022376	201202221	158.53
7	10	1709	22-3-2012	2012022376	201202221	166.25
8	11	1708	22-3-2012	2012022376	201202221	166.25
9	12	1707	22-3-2012	2012022376	201202221	161.375
10	13	1706	22-3-2012	2012022376	201202221	168.00

THAT, the aforesaid (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakar Rao Sarode, (v) Mrs. Meena Vijay Rao Nivding, (vi) Mrs. Bharti Vijay Rao Shahakar, (vii) Shri Prasanna Shivaji Pandhare, (viii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare jointly later on applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid their Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 into Single Unit. Considering their request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 into Single Unit. And accordingly an Amalgamation Letter to that effect is also issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur in favour of (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakar Rao Sarode, (v) Mrs. Meena Vijay Rao Nivding, (vi) Mrs. Bharti Vijay Rao Shahakar, (vii) Shri Prasanna Shivaji Pandhare, (viii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare vide its Amalgamation Letter No. 2493 Dated 30.04.2012, Tracking No. 2012032784 and Layout ID : 201202221. As per the said Amalgamation Letter Dated 30.04.2012, the Plot Numbers mentioned as 2-3-4-5-6-9-10-11-12-13, containing by total admeasurements 1645.81 Sq. Mtrs.

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THAT the said (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakar Rao Sarode, (v) Mrs. Meena Vijay Rao Nivding, (vi) Mrs. Bharti Vijay Rao Shahakar, (vii) Shri Prasanna Shivaji Pandhare, (viii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare jointly later on transferred/sold the said property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13, out of the sanctioned layout, containing by admeasurement 168 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 158.53 Sq. Mtrs., 158.53 Sq. Mtrs., 166.25 Sq. Mtrs., 166.25 Sq. Mtrs., 161.375 Sq. Mtrs. and 168 Sq. Mtrs. respectively, thus totaling 1645.685 Sq. Mtrs. (OR 17714.15 Sq. Ft.), being a portion of the entire land bearing Kh. No. 115 of Mouza – BORI, P.S.K. 76, including all easementary rights appurtenant and belonging thereto, all situated at Bori within the limits of the Gram Panchayat – Butibori in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar, by a Sale Deed dated 20.09.2012, which is duly registered at the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 4735/2012 on 20.09.2012. As a result therefore the aforesaid M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar has now become the absolute Owner of the aforesaid Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records.

THAT the said M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar has accordingly prepared a Plan of Multistoried Building proposed to be constructed on the said Plots of land to be known and styled as "LOTUS RESIDENCY" and the same is also duly sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(Metro)/South/Nagpur(Rural)/Case No. MB911/20120427107/103, Dated 24-09-2012 (Dispatch Date 12.10.2012).

THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 21.12.2013 relating to the property comprising Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13, which is duly registered in the office Sub-Registrar, Nagpur (Rural)-7, in Book No. 1 at Registered Serial No. 2908/2014 on 15.05.2014.

That for the purpose of verification of the following documents relating to said property are provided to us :-

- i) Sale Deed dated 20.09.2012 for Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 executed by (i) Smt. Vimal Narayan Pandhare, (ii) Shri Chandrakant Narayan Pandhare, (iii) Shri Vishnu Narayan Pandhare, (iv) Mrs. Maya Sudhakar Rao Sarode, (v) Mrs. Meena Vijay Rao Nivding, (vi) Mrs. Bharti Vijay Rao Shahakar, (vii) Shri Prasanna Shivaji Pandhare, (viii) Shri Prafulla Shivaji Pandhare, (ix) Mrs. Preeti Kishor Vairagade, (x) Mrs. Saroj Shivaji Pandhare in favour of M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthal Rao Ainchwar, bearing Registered Sr. No. 4735/2012.
- ii) Release Letters Dated 22.03.2012 for Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 issued by Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur.

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- iii) Amalgamation Letter Dated 30.04.2012 issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur.
- iv) BUILDING PERMIT AND SANCTIONED BUILDING MAP Dated 24.09.2012 issued by Building Engineer (Metro) of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(Metro)/South/Nagpur(Rural)/Case No. MB911/20120427107/103.
- v) Deed of Declaration Dated 15.05.2010, bearing Registered Serial No. 2908/2014.

THAT all the aforesaid documents produced before by M/s. BHARAT DEVELOPERS acting through its Partners (i) Mr. Dilawar Inayat Khan and (ii) Mr. Pravin Vitthalrao Ainchwar to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Amalgamated Plot No. 2-3-4-5-6-9-10-11-12-13 (Old Plot Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13) out of the sanctioned layout, containing by total admeasurements **1645.81 Sq. Mtrs**, being a portion of the entire land bearing **Khasra No. 115 of Mouza – BORI** for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 05.07.2023


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