

RAM A. JOSHI

ADVOCATE

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

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur-440001

LEGAL TITLE REPORT

- SUB :** Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Khasra /Field Survey Nos. as details below -
- ALL THAT PIECE AND PARCEL** of land admeasuring 0.54 Hectares out of **Field Survey / Khasra No. 97/1**, situated at **Mouza : JAMTHA**, (total land admeasuring 1.08 Hectares), Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.40/- within the limits of Grampanchayat Jamtha, Tahsil Nagpur (Rural) , District Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. (hereinafter referred to as "THE SAID PROPERTY NO A")
 - ALL THAT PIECE AND PARCEL** of balance land admeasuring 0.54 Hectares out of **Field Survey / Khasra No. 97/1**, situated at **Mouza : JAMTHA**, (out of total land admeasuring 1.08 Hectares), Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.40/- within the limits of Grampanchayat Jamtha, Tahsil Nagpur (Rural) , District Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. (hereinafter referred to as "THE SAID PROPERTY NO B")
 - ALL THAT PIECE AND PARCEL** of land admeasuring 0.81 Hectares out of **Field Survey / Khasra No. 97/2A**, situated at **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 3.60/- within the limits of Grampanchayat Jamtha, Tahsil Nagpur (Rural), District Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY NO C")

I have investigated the title of **Kh.No. 97/1, 97/1 and 97/2A** on the request of **SHRI AMIT S/O GOPALJI HEDA AND SHRI NIKHIL CHAPLE**, and on perusal of following documents i.e.:-

- THAT**, the firm M/s.Prasanna Planners are the absolute owners of the property which is an Agricultural Land, bearing Kh.No.97/1 admeasuring about 0.54 HR (out of total land admeasuring 1.08 Hectares) and Kh.No.97/2A admeasuring about 0.81 HR of Mouza Jamtha, Tah.Nagpur Gramin, Distt Nagpur. Both the lands are situate in Mouza : JAMTHA, Patwari Halka No.42, Class-I, Occupancy Rights, within the Limits of Gram Panchayat Jamtha, Tahsil Nagpur (Rural), Distt.Nagpur.



- (2) ALL that piece and parcel of land bearing Khasra/ Field Survey No. 97/1 total admeasuring 1.08 Hectares of **Mouza JAMTHA**, Patwari Halka No. 42, of Class – I Occupancy Rights, Land Revenue Rs. 4.80/- , Tahsil Nagpur (Rural) , District Nagpur was originally inherited by one Shri Balwantrao Yadavrao Bawne (Bawankar) after the intestate death of his mother Smt. Shantabai Yadavrao Bawne who left for heavenly abode on 17.04.2000.
- (3) **THAT** other legal heirs of the above named recorded owner Shri Balwantrao Yadavrao Bawne further sold/ transferred the land admeasuring 0.54 Hectares out of entire Khasra No. 97/1 of Mouza Jamtha for valuable consideration to Ashtavinayak Developers, a Partnership Firm , acting through its Partners Shri Girish Motilal Jaiswal and Shri Ajay Krishnamohan Jaiswal vide Sale Deed.
- (4) **THAT**, resultantly ALL THAT Piece and Parcel of Agricultural land at **Field / Kh. No. 97/1** admeasuring **about 0.54 H.R, Jama Rs. 2.40, in Occupancy Class – 1, situated at Mouza – Jamtha, P.H No. 42**, Gram Panchayat Jamtha, Tahsil – Nagpur (Gramin), Dist – Nagpur belonged to firm M/s.Ashtavinayak Developers through its Partners Shri Girish Motilal Jaiswal and Shri Ajay Krishnamohan Jaiswal, as recorded owners being their separate property and the same was accordingly mutated in their names in all relevant records and also mutated in 7/12 extract.
- (5) **THAT** the land bearing Old Survey Kh. No. 32/2, 37/2, 39/1 admeasuring about 7.63 Acres was owned by Homdeo Yadavrao Bawane, Rameshwar Yadavrao Bawane, Vithoba Yadavrao Bawane, Balwanta Yadavrao Bawane, Vishweshwar Yadavrao Bawane and Shantabai Yadavrao Bawane as per the Adhikar Abhilekh of 1954.
- (6) **THAT** as per the consolidation proceedings the said Kh. No. 32/2, 37/2, 39/1 were renumbered as New Survey No. 97 admeasuring about 2.70 H.R.
- (7) **THAT** Smt. Shantabai Yadavrao Bawane expired intestate and on her death her 1/6th share in the said property was inherited by her sons the remaining co owners of the said land viz. Homdeo Yadavrao Bawane, Rameshwar Yadavrao Bawane, Vithoba Yadavrao Bawane, Balawanta Yadavrao Bawane, Vishweshwar Yadavrao Bawane.
- (8) **THAT** Rameshwar Yadavrao Bawane, Vithoba Yadavrao Bawane and Vishweshwar Yadavrao Bawane sold their 3/5th share and interest in the said property i.e 1.62 H.R (being eastern portion of entire Kh. No. 97) to M/s Ashtavinayak Developers by Sale deed dated 17/11/2006 registered with Sub registrar, Nagpur-7 at Book No. 1 at Sr. No. 6364 dated 17/11/2006 and name of M/s Ashtavinayak Developers got mutated in the government and semi government records vide ferfar no. 6387 dated 19/01/2007 and the said portion of land admeasuring 1.62 H.R got renumbered as Kh. No. 97/2.
- (9) **THAT** subsequently M/s Ashtavinayak Developers not being interested to retain the said total land expressed their desire to dispose off 0.81 H.R land on the SOUTHERN portion of the said total 1.61 H.R and Shri Rajendra Dhirajlal Mandaviya, Shri Narendra Dhirajlal Mandaviya and Shri Dhirajlal Ratilal Mandaviya vide Sale deed dated 07/07/2012 at Sr. No. 2880 before the Sub registrar Gramin, Nagpur and the said khasra got further renumbered as Kh. No. 97/2B. And the other balance portion of this khasra which got left with M/s Ashtavinayak Developers admeasuring about 0.81 H.R was renumbered as Kh. No. 97/2A.

(10) THAT, originally ALL THAT Piece and Parcel of Agricultural land at **Field / Kh. No. 97/2A** admeasuring **about 0.81 H.R, Jama Rs. 3.60, in Occupancy Class – 1, situated at Mouza – Jamtha, P.H No. 42, Gram Panchayat Jamtha, Tahsil – Nagpur (Gramin), Dist – Nagpur** belonged to firm M/s.Ashtavinayak Developers through its Partners Shri Girish Motilal Jaiswal and Shri Ajay Krushnamohan Jaiswal, as recorded owners being their separate property and the same was accordingly mutated in their names in all relevant records and also mutated in 7/12 extract.

(11) THAT, the aforesaid property was mortgaged by previous owner Shri Ashtavinayak Developers with Bhaichand Hirachand Raisoni Multi State Co.Op.Credit Society Ltd. and the same is released by way of Deed of Release dated 29/12/2022 at Sr.No.12292 before the Sub Registrar No.7, Nagpur.

(12) THAT, previous owner Ms Ashtavinayak Developers then sold out the aforesaid properties i.e. (1) ALL THAT Piece and Parcel of Agricultural land at **Field / Kh. No. 97/1** admeasuring **about 0.54 H.R, Jama Rs. 2.40,** (2) ALL THAT Piece and Parcel of Agricultural land at **Field / Kh. No. 97/2A** admeasuring **about 0.81 H.R, Jama Rs. 3.60,** both Khasras in Occupancy Class – 1, situated at Mouza – JAMTHA, P.H No. 42, Gram Panchayat Jamtha , Tahsil – Nagpur (Gramin), Dist – Nagpur to M/s. Prasanna Planners through its Partner Mr. Amit S/o Gopalji Heda, vide Registered Sale Deed dated 04/01/2023 registered at the Office of Joint Sub Registrar, Nagpur Gramin -10, registered at Sr.No.107 / 2023.

(13) THAT, aforesaid Partnership Firm **M/S.PRASANNA PLANNERS** are now absolute owners of the aforesaid property and has mutated their names in all the government and semi government records and has absolute and clear title over the same.

(14) THAT for variety of reasons and other good causes said **M/S.PRASANNA PLANNERS** through its Partner Shri Amit S/o Gopalji Heda, have now decided to carve a residential layout on the said land and has applied for the same to NMRDA and have also got the layout map tentatively sanctioned from the said authority.

(15) That, the aforesaid **M/S.PRASANNA PLANNERS** has placed before me the following documents. My opinion is based on careful study of: -

- 1) Index Register for the period 1993 to 2023.
- 2) Copy of Sale Deed with respect to aforesaid property
- 3) 7/12

Owner of the land

- i) **M/S.PRASANNA PLANNERS, A Partnership Firm, represented through its Partner 1) SHRI AMIT S/O GOPALJI HEDA,**
- ii) **Qualifying comments/remarks if any Nil**

(16) The report reflecting the flow of the title of **M/S.PRASANNA PLANNERS** is enclosed herewith as annexure.

Encl: Annexure.
Date: 03/03/2023

ADV. RAM JOSHI
(Stamp)



TITLE HISTORY OF THE BALANCE PORTION OF 0.54 H.R OF KH. NO. 97/1

- 1) THAT PRASANNA DEVELOPERS, A Proprietary Concern / Firm , having its Office at Plot No. 6, Ramkrishna Nagar, Wardha Road, Nagpur – 440015 acting through its Sole Proprietor, SHRI NIKHIL Son of PRAKASH CHAPLE.
- 2) THAT all that piece and parcel of land bearing Khasra/ Field Survey No. 97/1 total admeasuring 1.08 Hectares of Mouza JAMTHA, Patwari Halka No. 42, of Class – I Occupancy Rights, Land Revenue Rs. 4.80/- , Tahsil Nagpur (Rural) , District Nagpur was originally inherited by one Shri Balwantrao Yadavrao Bawne (Bawankar) after the intestate death of his mother Smt. Shantabai Yadavrao Bawne who left for heavenly abode on 17.04.2000.
- 3) THAT other legal heirs of the above named recorded owner Shri Balwantrao Yadavrao Bawne further sold / transferred the land admeasuring 0.54 Hectares out of entire Khasra No. 97/1 of Mouza Jamtha for valuable consideration to Ashtavinayak Developers, a Partnership Firm , acting through its Partners Shri Girish Motilal Jaiswal and Shri Ajay Krishnamohan Jaiswal vide Sale Deed 17/11/2006 registered with Sub registrar, Nagpur-7 at Book No. 1 at Sr. No. 6364.
- 4) THAT Shri Balwantrao Yadavrao Bawne (Bawankar) in his turn also transferred remaining land admeasuring 0.54 Hectares out of said Khasra No. 97/1 of Mouza JAMTHA, Tahsil Nagpur (Rural), District Nagpur for valuable consideration to Shri Vijay Shankarrao Talewar, Shri Rajeev Pyarelal Jaiswal and Shri Naresh Munnalal Jain vide Sale Deed dated 01.08.2009 which is duly Registered at Serial No. 5400 / 2009 in the Office of Sub-Registrar, Nagpur-7.
- 5) THAT the said SHRI VIJAY S/o SHANKARRAO TALEWAR sold his 1/3rd undivided share in the aforesaid property i.e 0.18 H.R out of 0.54 H.R, Kh. No. 97/1 in favour of Prasanna Developers vide Sale deed dated 23/09/2022 at Sr. No. 5337 before the Sub registrar No. 10, Nagpur. Also the other 2 undivided share holders of the said property have consented to the said Transaction and signed the said Agreement to Sell and Sale deed as Confirming party.
- 6) THAT in the same way Shri Rajeev Pyarelal Jaiswal also sold his 1/3rd undivided share in the said property i.e 0.18 H.R out of 0.54 H.R, Kh. No. 97/1 in favour of Prasanna Developers vide Sale deed dated 22/09/2022 at Sr. No. 5322 before the Sub registrar No. 10, Nagpur. That Agreement to sell of the aforesaid property also got registered between the parties on 14/06/2022 at Sr. No. 3351 before the Sub registrar No. 10, Nagpur.
- 7) THAT the above named Shri Naresh Munnalal Jain who is was one of the joint owner of 1/3rd undivided share and interest in the land admeasuring 0.54 Hectares i.e 0.18 H.R out of Khasra No. 97/1 alongwith Shri Vijay Shankarrao Talewar and Shri Rajeev Pyarelal Jaiswal, expired intestate leaving behind him, his only Class- I legal heirs and successors i.e. his wife and two sons namely Smt. Kiran Naresh Jain , Shri Ankit Naresh Jain and Shri Ankur Naresh Jain who inherited his share and interest and their names were duly recorded in all relevant records alongwith Shri Vijay Shankarrao Talewar and Shri Rajeev Jaiswal .
- 8) THAT the said legal heirs of Shri Naresh Munnalal Jain i.e Smt. Kiran Naresh Jain , Shri Ankit Naresh Jain and Shri Ankur Naresh Jain thereafter sold their undivided share i.e 0.18 H.R out of 0.54 H.R, Kh. No. 97/1 in favour of Prasanna Developers represented through its Proprietor Shri Nikhil Prakash Chaple vide Sale deed dated 22/09/2022 at Sr. No. 5323 before the Sub registrar No. 10, Nagpur. That Agreement to sell of the aforesaid property also got



registered between the parties on 14/06/2022 at Sr. No. 3353 before the Sub registrar No. 10, Nagpur. That Shri Ankit Naresh Jain was represented through his mother Smt. Kiran Naresh Jain in the aforesaid Agreement to Sell and Sale deed.

9) THAT accordingly having purchased all 3 shares of 0.54 H.R land out of the balance portion of 97/1 the purchaser i.e Prasanna Developers through its Proprietor mutated their name in the government records i.e 7/12.

10) THEREFORE to sum up Kh. No. 97/1 which originally admeasured 1.08 H.R was divided in two parts 0.54 H.R and 0.54 H.R, one portion of 0.54 was sold by its owners to Prasanna Planners Pvt Ltd represented through its director Shri Amit Heda and other portion of 97/1 admeasuring about 0.54 H.R was sold by its previous owners in favour of Prasanna Developers represented through its proprietor Shri Nikhil Prakash Chaple.

11) THAT after the aforesaid transactions and registered documents, a new 7/12 (consolidated) got prepared for an area of 1.08 H.R. and the new number is now Kh. No.97/1 (Kh. No.97/2-A is now deleted). In the said 7/12, 0.54 H.R. area is shown in the name of PRASANNA PLANNERS PRIVATE LIMITED represented through its Director SHRI AMIT GOPALJI HEDA and balance area of 0.54 H.R. is shown in the name of PRASANNA DEVELOPERS, a Proprietary Firm represented through it's Proprietor SHRI NIKHIL PRAKASH CHAPLE. The said mutation is carried out vide Ferfar No.7570 and 7851.

(17) That, the aforesaid **PRASANNA DEVELOPERS** has placed before me the following documents. My opinion is based on careful study of:-

- 4) Index Register for the period 1993 to 2023.
- 5) Copy of Sale Deed with respect to aforesaid property
- 6) 7/12

Owner of the land

- iii) **PRASANNA DEVELOPERS**, A Proprietary firm, represented through its Proprietor **SHRI NIKHIL PRAKASH CHAPLE**.

- iv) Qualifying comments/remarks if any **Nil**

(18) The report reflecting the flow of the title of **PRASANNA DEVELOPERS** is enclosed herewith as annexure.

Encl: Annexure.
Date: 03/03/2023

ADV. RAM JOSHI
(Stamp)

RAM A. JOSHI**ADVOCATE**

Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A**(Circular No.:- 28/2021)****FLOW OF THE TITLE OF THE SAID LAND.****Sr.No.**

1. **ALL THAT PIECE AND PARCEL** of land admeasuring 0.54 Hectares out of **Field Survey / Khasra No. 97/1**, situated at **Mouza : JAMTHA**, (total land admeasuring 1.08 Hectares), Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.40/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural) , District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY")

On the East	...	KH NO.97/2A & 97/2B
On the West		KH.NO.98
On the North		KH.NO.96/A & PANDHAN ROAD
On the South		NALA

2. **ALL THAT PIECE AND PARCEL** of land admeasuring 0.81 Hectares out of **Field Survey / Khasra No. 97/2A**, situated at **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 3.60/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural), District Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY")

On the East	...	KH NO.96/A
On the West		KH.NO.98
On the North		KH.NO.96/A & PANDHAN ROAD
On the South		NALA

3. Mutation Entry Nos. for Kh No.97/1 is 7570 and 7851. And after consolidation the earlier 7/12 of Kh. No.97/2-A is merged in Kh. No.97/1.

5. Search report for 30 years (i.e. from 1993 to 2023) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 10 amounting to Rs. 750/- for 30 yrs for the said khasras. I have taken search of last 30 years i.e from the year 1993 to 2023, the original receipt of search at Sub-registrar's office No. 10 bearing **GRN No. MH014391247202223E**, dtd.27/01/2023 for Kh. No.97/1 and bearing **GRN No.MH014392149202223E** dated 27/01/2023 for Kh. No. 97/2A is enclosed herewith.

4. The title is clear and marketable.

5. There are no Litigations on the Property.

Date : 03/03/2023

ADV. RAM JOSHI
(Stamp)





CHALLAN
MTR Form Number-6



GRN	MH014391247202223E	BARCODE			Date	27/01/2023-15:31:46		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		RAM JOSHI	
Location				NAGPUR		Flat/Block No.		Rajendra Nagar	
Year				2022-2023 One Time		Premises/Building		Hingna Road	
Account Head Details				Amount In Rs.		Road/Street		Nagpur	
0030072201 SEARCH FEE				750.00		Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 3 6	
						Remarks (If Any)		Khasra No 97-1 Mouza Jamtha Area 0.54 Hectares	
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332023012717466 2789727352	
Cheque/DD No.				Bank Date		RBI Date		27/01/2023-15:32:43 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9422111235
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH014392149202223E	BARCODE	Date		27/01/2023-15:39:17		Form ID	
Department			Inspector General Of Registration					
Search Fee			Payer Details					
Type of Payment			Other Items					
			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)		AEUPJ9961K			
Office Name			NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		RAM JOSHI	
Location			NAGPUR		Flat/Block No.		Rajendra Nagar	
Year			2022-2023 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		Hingna Road	
0030072201 SEARCH FEE			750.00		Area/Locality		Nagpur	
					Town/City/District			
					PIN		4 4 0 0 3 6	
					Remarks (if Any)			
					Khasra No 97-2-A Mouza Jamtha Area 0.81 Hectares			
					Amount In			
					Seven Hundred Fifty Rupees Only			
Total			750.00		Words			
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		69103332023012717608	
Cheque/DD No.			Bank Date		RBI Date		27/01/2023-15:40:13	
Name of Bank			Bank-Branch		IDBI BANK		Not Verified with RBI	
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9422111235

संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवजासाठी लागू नाही.

