C. V. Khadse

LL.M.
ADVOCATE.

T-1, Astavinayak Apts Narendra Nagar, Somalwada, Nagpur-440015 **Mob :** +91-9765972820 shekhar.khadse@gmail.com

FORM A

To,
Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla complex,
Bandra (E), Mumbai-400 051

Maha RERA
Administrative Building No. 1
Civil Lines, Nagpur-440 001

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate with respect to ALL THAT piece and parcel of Non-Agricultural land bearing **Survey / Khasra / Gut No. 23/1** (Old Khasra No. 23 (part)) having an area **admeasuring 2.02 H.R.** (i.e. 4.99 Acre) of **Mouza Zingabai Takli**, having P. H. No. 11, bearing **City Survey No. 39** of **Sheet No. 30** bearing Corporation **House No. 514/A** in **Ward No. 61** situated at Gorewada Zone, with in the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, in Tahsil & District Nagpur.

1} I have investigated the title of the said plot on the request of **1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya),** Aged about 49 years, Occupation : Partner of Prathmesh Enterprises, R/o. Dharampeth, Khare Town, Nagpur-440010 **2) Shri. Satnamsingh s/o.. Gurudipsingh Sokhi,** Aged about 52 years, Occupation: Partner of Prathmesh Enterprises, R/o. 1380, C.A. Road, Gandhibag, Nagpur-440002 and following documents

i. **Description of the Property :**
ALL THAT piece and parcel of Non-Agricultural land bearing **Survey / Khasra / Gut No. 23/1** (Old Khasra No. 23 (part)) having an area **admeasuring 2.02 H.R.** (i.e. 4.99 Acre) **(or 20200.00 Sq.Mts.)** of **Mouza Zingabai Takli**, having P. H. No. 11, bearing **City Survey No. 39** of **Sheet No. 30** bearing Corporation **House No. 514/A** in **Ward No. 61** situated at Gorewada Zone, with in the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, in Tahsil & District Nagpur

ii. **The Document of Ownership of Survey/Khasra/Gut No. 23/1**

a) Sale Deed of Survey No. 23 area admeasuring2.02 Hector R. dated 17/03/2008 bearing Registration No. NGN/1590/2008, Regd. on 17/03/2008.

b) Akhivpatrika of City Survey No. 39 issued by City Survey Dept. Nagpur.

C.V. KHADSE ★ HIGH COURT NAGPUR (MH.) ★ ADVOCATE

c) Tax Receipt issued by Nagpur Municipal Corporation bearing House No. 514/A.

iii. Search Report For 30 Years From 17.01.1993 Till 17.01.2023

2} On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the 1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya), 2) Shri. Satnamsingh s/o.. Gurudipsingh Sokhi, is clear, marketable, and without any encumbrances.

Owner of Land

Land being ALL THAT piece and parcel of Non-Agricultural land bearing **Survey / Khasra / Gut No. 23/1** (Old Khasra No. 23 (part)) having an area **admeasuring 2.02 H.R.** (i.e. 4.99 Acre) **(or 20200.00 Sq.Mts.)** of **Mouza Zingabai Takli**, having P. H. No. 11, bearing **City Survey No. 39** of **Sheet No. 30** bearing Corporation **House No. 514/A** in **Ward No. 61** situated at Gorewada Zone, with in the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, in Tahsil & District Nagpur	**1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya),** **2) Shri. Satnamsingh s/o. Gurudipsingh Sokhi**

Qualifying Comments/Remark (if any) :

The Title of 1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya), 2) Shri. Satnamsingh s/o. Gurudipsingh Sokhi on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the present owners **i.e.** 1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya), 2) Shri. Satnamsingh s/o. Gurudipsingh Sokhi on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property.

Nagpur
Date : 17/01/2023

C. V. KHADSE
HIGH COURT
NAGPUR
(MH.)
ADVOCATE

C. V. Khadse
Advocate

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1} Property Card (Akhivpatrika) issued by the City Survey Department Nagpur No. 3 as on date of application for registration –

The name of 1) Shri. Suyash s/o. Vitthaldas Tapadiya (Old Name : Shri. Pankaj s/o. Vitthaldas Tapadiya), 2) Shri. Satnamsingh s/o. Gurudipsingh Sokhi is recorded in the property Card (Akhivpatrika) issued by City Survey Department, Nagpur No. 3, in respect of the property comprising of Land bearing ALL THAT piece and parcel of Non-Agricultural land bearing **Survey / Khasra / Gut No. 23/1** (Old Khasra No. 23 (part)) having an area **admeasuring 2.02 H.R.** (i.e. 4.99 Acre) **(or 20200.00 Sq.Mts.)** of **Mouza Zingabai Takli**, having P. H. No. 11, bearing **City Survey No. 39** of **Sheet No. 30** bearing Corporation **House No. 514/A** in **Ward No. 61** situated at Gorewada Zone, with in the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, in Tahsil & District Nagpur

2} Mutation Entry –

The property card (Akhivpatrika) issued by City Survey Department, Nagpur No. 3 of Survey /Khasra/Gut No. 23/1 reveal that vide Mutation/Ferfar Entry No. 36140 dated 16/05/2018 in the name of 1) Shri. Pankaj s/o. Vitthaldas Tapadiya (New Name : Shri. Suyash s/o. Vitthaldas Tapadiya), 2) Shri. Satnamsingh s/o. Gurudipsingh Sokhi is recorded as owners of the said land.

3} Search Report for 30 years from 1993 to 2023 taken from date available on the Website of Registration Department/relevant documents provided to us.

(i) THAT, Originally Shri. Ramrao Baliram Mane owned and possessed the land bearing Kh. No. 23/1 of Mouza – Zingabai Takli, admeasuring 3.08 H.R., as his ancestral property. Upon his demise on 20/06/2005, his legal heirs by name 1) Smt. Manjula Ramrao Mane (widow) 2) Shri. Prakash Ramrao Mane 3) Sau. Meena Mohan Jagtap (married daughter) and 4) Ku. Chanda Ramrao Mane succeeded the aforesaid property by virtue of intestate succession as per the Hindu Succession Act 1956, and their names were duly mutated in the 7/12 Extract vide Ferfar Entry No. 190 dated 16/10/2005.

(ii) THAT, the aforesaid legal heirs i.e. 1) Smt. Manjula Ramrao Mane 2) Shri. Prakash Ramrao Mane 3) Sau. Meena Mohan Jagtap and 4) Ku. Chanda Ramrao Mane had appointed to Shri. Manoj Dhanram Manapure as their Power of Attorney Holder, in respect of the aforesaid property, the said Power of Attorney was registered in the office of Sub-registrar Nagpur No. 1 at Sr. No. 4686/2006, dated 10/08/2006

C.V. KHADSE HIGH COURT NAGPUR (MH.) ADVOCATE

(iii) THAT, the 1) Smt. Manjula Ramrao Mane 2) Shri. Prakash Ramrao Mane 3) Sau. Meena Mohan Jagtap and 4) Ku. Chanda Ramrao Mane acting through their

Power of Attorney had sold the land admeasuring 2.02 H.R., out of original land admeasuring 3.08 H.R., to 1) Shri. Haji Abdul Kadar S/o. Hussain Bawala 2) Shri. Munaf Abdul Habib Bandhukiya 3) Shri. Narayan Babulal Upadhyay and in the said Sale Deed Sau. Sunita W/o. Vishnuprasad Mishra was acting as a consenter in respect of the aforesaid Sale Transaction, the said Sale Deed was registered in the office of Sub-registrar Nagpur No. 8 at Sr. No. 6941/2006, dated 19/12/2006.

(iv) THAT, in view of the aforesaid Sale Transaction the aforesaid 1) Shri. Haji Abdul Kadar S/o. Hussain Bawala 2) Shri. Munaf Abdul Habib Bandhukiya 3) Shri. Narayan Babulal Upadhyay becomes the owners of the schedule property and their names were duly mutated in the Revenue Records in respect of land admeasuring 2.02 H.R. and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 210 dated 21/02/2007.

(v) THAT, the aforesaid owners i.e. 1) Shri. Haji Abdul Kadar S/o. Hussain Bawala 2) Shri. Munaf Abdul Habib Bandhukiya 3) Shri. Narayan Babulal Upadhyay had sold the schedule property land admeasuring 2.02 H.R., of Mouza – Zingabai Takli to Shri. Suyash Vitthaldas Tapadiya (old Name Shri. Pankaj Vitthaldas Tapadiya) and Shri. Satnamsingh Gurudeepsingh Sokhi, by way of executing registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No.4 at Sr. No. 01590/2008, dated 17/03/2008.

(vi) THAT, in view of the aforesaid Sale Transaction the name of Shri. Suyash Vitthaldas Tapadiya (old Name Shri. Pankaj Vitthaldas Tapadiya and Shri. Satnamsingh Gurudeepsingh Sokhi was duly mutated in the Akhivpatrika as an owner thereof vide Ferfar Entry No. 36140 dated 16/05/2018.

(vii) THAT, by the order dated 19/03/2021, passed by the Collector Nagpur in Revenue Case No. 181/NAP-34/Mouza–Zingabai Takli/2020-21 जा.क्र.प्रस्तु/ जिल्हाधिकारी/कावि-343/2021, the Collector had granted the permission for conversion of usage of land to residential usage along with development rights of the land.

(viii) THAT, in pursuance of the aforesaid order the Nagpur Improvement Trust, Nagpur acting through Deputy Director, Town Planning, Nagpur Improvement Trust, Nagpur had sanctioned the layout for residential use on the land bearing Kh. No. 23/1 and agreement dated 04/04/2022 is also executed by the owner in favour of the aforesaid authority and accordingly the said authority had sanctioned total 68 plots over the said land.

(ix) THAT, the aforesaid owners had also entered into a partnership firm to be known and styled as Prathamesh Enterprises and as per the said deed there are Three Partners namely 1) Shri. Satnamsingh Gurudeepsingh Sokhi 2) Shri. Suyash Vitthaldas Tapadiya (old Name Shri. Pankaj Vitthaldas Tapadiya) 3) M/s. Jethmal Radha Kisan and Sons LLP, and under the banner of aforesaid firm the owners are intending to develop the said layout.

C.V. KHADSE HIGH COURT NAGPUR (MH.) ADVOCATES

(x) THAT, for the purpose of Verification of Title, the following documents were provided to me :

(a) Copy of 7/12 extract, Patwari Nakash

(b) Copy of Sale Deed dated 19/12/2006 at Sr. No. NGN8/6941/2006

(c) Copy of Zone Certificate issued by Nagpur Improvement Trust, Nagpur dated 24/11/2006

(d) Copy of Sale Deed dated 17/03/2008 at Sr. No. NGN4/1590/2008

(e) Copy of Layout Map and Sanctioned Letter of Deputy Director Town Planning, Nagpur Improvement Trust, Nagpur vide its Letter No. DDTP/PL/3575 dated 05/04/2022

(f) Copy of Annexure "B" passed in Revenue Case No. 181/NAP-34/Mouza Zingabai Takli/2020-2021 dated 19/03/2021.

(i) THAT, all the aforesaid documents produce before me are photocopies of certified copies. It is necessary to verify Original copies in the custody of the aforesaid present land owner/the aforesaid Developer/Promoter.

(ii) THAT, links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Sub-Registrar and Revenue Department. We have taken search of records of Sub-Registrar's Office from inspection Book No. (I) and day books, which were kept and maintained by the office and made available to me.

(iii) While searching the records, it is found that some records was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and complied Mouza wise, some Indexes are event yet not printed out at the Sub-Registrar Office at Nagpur.

(iv) In alternative only entry of the registration of the documents can be verified from that Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of th purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance certificate is not issued by the Sub-Registrar Offices. In view of the abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(v) THAT, I have verified all the relevant index entries from on-line search available on the website of Registration Department from the period of las 30 (Thirty) Years (i.e. for 1993 to 2023) by depositing necessary Search Fees in the office of Joint District Registrar, Pune Urban vide GRN No. MH013895551202223E dated 17/01/2023 for the period of 1993-2023, only those made available out of the torn and disarrange Index and found that no adverse entries are recorded in respect of the aforesaid property. The original Search Fees Receipt are enclosed herewith.

C. V. KHADSE ★ HIGH COURT NAGPUR (M.H.) ★ ADVOCATE

(vi) THAT, in view of the search made by me and subject to compliance stated hereinbelow, the aforesaid Shri. Suyash Vitthaldas Tapadiya (old Name Shri. Pankaj Vitthaldas Tapadiya and Shri. Satnamsingh Gurudeepsingh Sokhi are the owners of the property comprising of Land bearing ALL THAT piece and parcel of Non-Agricultural land bearing **Survey / Khasra / Gut No. 23/1** (Old Khasra No. 23 (part)) having an area **admeasuring 2.02 H.R.** (i.e. 4.99 Acre) **(or 20200.00 Sq.Mts.)** of **Mouza Zingabai Takli**, having P. H. No. 11, bearing **City Survey No. 39** of **Sheet No. 30** bearing Corporation **House No. 514/A** in **Ward No. 61** situated at Gorewada Zone, with in the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, in Tahsil & District Nagpur.

(vii) The said owner has absolute rights to develop / sale their aforesaid property in accordance with provision of prevailing Development Control Rules. The prospective Buyer of various plots of land out of the aforesaid layout shall thereafter acquire equally good, valid and marketable title hereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under the fulfilling following modalities :-

i) The present owner / promoter shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be make subject to directions of the Local Body Planning Authority.

ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1st, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approval from the Competent Authorities empowered on that behalf.

(viii) THAT, in view of getting clarity as regards on execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present owners be obtained.

(ix) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very well mortgage his/her/their property/plot of land to any Bank/Financial Institution by way of scrutiny of the repayment of such loan, if any advanced to him/her/them.

Any other relevant Title :

We observed that the said land is Freehold property.

5} Litigations if any :

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Hence this Title Verification Report

Nagpur
Date : 17/01/2023

C. V. KHADSE
HIGH COURT
NAGPUR
(MH.)
ADVOCATE

C. V. Khadse
Advocate

CHALLAN

MTR Form Number-6

GRN	MH013895551202223E	BARCODE		Date	17/01/2023-20:13:12	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv C V Khadse
Location	NAGPUR		
Year	2022-2023 From 17/01/1992 To 17/01/2023	Flat/Block No.	167 Bajiprabhu Nagar
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Ram Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	KH No. 23/1 -23 Part Old Mz. Zingabai Takli P H No. 11 CTS 39 Sht 30
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023011800011	417399269
Cheque/DD No.		Bank Date	RBI Date	17/01/2023-20:13:54	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9765972820

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.