

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

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 Building 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 Khasra No. 108 of Mouza – SHIRMI, Patwari Halka No. 63, having Plotable area of 1485.97 Sq. Mtrs., Rental Rs. 15.50/-, held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as **"NEW TOWN"**, situated at Village - Shirmi, within the limits of the Grampanchayat Shirmi in Tahsil – Katol and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of Mrs. Kalpana Vikas Kawale (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 108 of Mouza – SHIRMI**, Patwari Halka No. 63, having Plotable area of 1485.97 Sq. Mtrs., Rental Rs. 15.50/-, held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as **"NEW TOWN"**, situated at Village - Shirmi, within the limits of the Grampanchayat Shirmi in Tahsil – Katol and District – NAGPUR, BOUNDARIES ARE :- ON THE EAST - KHASRA NO. 96, ON THE WEST - KHASRA NO. 109, ON THE NORTH – ROAD AND SURVEY NO. 103, ON THE SOUTH - ROAD.

(2) The Document of allotment of plot :- Sale Deed Dated 22.06.2021 for Khasra No. 108 executed by (1) Mr. Madhukar Shankar Kadu, (2) Smt. Pramila Marotrao Kadu, (3) Mr. Bhalchandra Marotrao Kadu, (4) Mr. Mukund Marotrao Kadu, (5) Mr. Ajay Marotrao Kadu, (6) Mrs. Aruna Padmakar Nandpure, (Nee Miss Aruna Marotrao Kadu), (7) Mrs. Manjushri


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Bharat More, (Nee Miss Manjushri alias Manjusha Marotrao Kadu), (8) Mrs. Sharda Anil Kothurkar (Nee Miss. Sharda Ganpati Kadu), (9) Mr. Mohit Narayan Kondskar, (10) Mrs. Charulata Nandkishor Pawar (Nee Miss. Charulata Ganpati Kadu), (11) Mrs. Shobha Vasant Rao Lakshane (Nee Miss. Shobha Ganpati Kadu), (12) Mr. Atul Narayan Kondskar, (13) Mrs. Meenal Ankur Jadhav, (Daughter of Late Mrs. Jaya Vijay Thamke) and (14) Mrs. Amruta Vijay Thamke, (Daughter of Late Mrs. Jaya Vijay Thamke) in favour of M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar. Registered Serial No. 2566/2021.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2811 dated 04-08-2021.

(4) Search report for 30 years

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 Khasra No. 108 of Mouza - SHIRMI , Patwari Halka No. 63, having Plotable area of 1485.97 Sq. Mtrs., Rental Rs. 15.50/-, held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as " NEW TOWN ", situated at Village - Shirmi, within the limits of the Grampanchayat Shirmi in Tahsil - Katol and District - NAGPUR	M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar
---	--

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **M/s Sri Balaji Developers** acting through its Authorized Partner **Mr. Badhakal Pavan Kumar** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of **M/s Sri Balaji Developers** acting through its Authorized Partner **Mr. Badhakal Pavan Kumar** on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 06.03.2023


Ashwin Patil
Advocate
ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND****1) 7/12 Extract of Survey No. 108 issued by Village Officer, Shirmi as on date of application for registration**

The name of **M/s Sri Balaji Developers** acting through its Authorized Partner **Mr. Badhakal Pavan Kumar** is recorded in the 7/12 Extract of **Survey No. 108** issued by Village Officer, Shirmi in respect of the property comprising of ALL THAT Piece and Parcel of land bearing **Khasra No. 108** of **Mouza – SHIRMI**, Patwari Halka No. 63, having an area of 31600 Sq. Mtrs. (i.e. 3.16 Hectare R.), Rental Rs. 15.50/-, held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**NEW TOWN**", situated at Village - Shirmi, within the limits of the Grampanchayat Shirmi in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Survey No. 108 issued by Village Officer, Shirmi reveal that vide Mutation Entry /Ferfar Entry No. 2811 dated 04-08-2021 the name of M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar is recorded as owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Katol.

THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 108 of MOUZA -SHIRMI, P.S.K. 63, having an area of 3.16 Hectare, Rental Rs. 15.50/-, held in Occupancy Class - 1 Rights, Khate No. 21 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shirmi, in Tahsil - Katol and District – NAGPUR, originally belonged to Mr. Shankar Kadu, being his separate property as a recorded Owner thereof.

THAT the said Mr. Shankar Kadu left for heavenly abode and consequent upon his demise/death, his aforesaid property devolved upon his Widow Smt. Radhabai

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

Shankar Kadu and three sons namely Mr. Ganpati Shankar Kadu, Mr. Marotrao Shankar Kadu and Mr. Madhukar Shankar Kadu, as his only legal heirs, who inherited the said entire property by way of intestate succession and same is accordingly recorded in the Revenue Records.

THAT the aforesaid Smt. Radhabai Shankar Kadu left for heavenly abode on 07-12-1991 and leaving behind her, her undivided share in the aforesaid property devolved upon her three sons namely Mr. Ganpati Shankar Kadu, Mr. Marotrao Shankar Kadu and Mr. Madhukar Shankar Kadu, as her only legal heirs, who inherited her share in the said entire property by way of intestate succession.

THAT the aforesaid Mr. Marotrao Shankar Kadu left for heavenly abode on 30-03-2005 and leaving behind him, his undivided share in the aforesaid property devolved upon his Widow Smt. Pramila Marotrao Kadu, three sons namely Mr. Bhalchandra Marotrao Kadu, Mr. Mukund Marotrao Kadu and Mr. Ajay Marotrao Kadu and three daughters namely Mrs. Vijaya Vijay Thamke, Mrs. Manjusha Bharat More and Mrs. Aruna Padmakar Nandapure, as his only legal heirs, who inherited his share in the said entire property by way of intestate succession and same is accordingly recorded in the Revenue Records.

THAT the aforesaid Co-owner Mr. Ganpati Shankar Kadu left for heavenly abode on 04-08-2015 (his wife and his daughter Mrs. Jyoti Narayan Kondaskar preceded him on 03-04-1988) and leaving behind him, his undivided share in the aforesaid property devolved upon his 3 daughters namely Smt. Shobha Lakshane, Smt. Charulata Nandkishor Pawar and Smt. Sharda Anil Kothurkar and 2 Grandsons namely Mr. Atul Narayan Kondaskar and Mr. Mohit Narayan Kondaskar, as his only legal heirs, who inherited his share in the said entire property by way of intestate succession.

THAT the aforesaid Smt. Vijaya Vijay Thamkae (Daughter of Late Mr. Marotrao Thamke) left for heavenly abode on 29-08-2018 and consequent upon her demise, her undivided share in the aforesaid property devolved upon her 2 daughters namely Miss. Amruta Vijay Thamke and Smt. Meenal Ankur Jadhav as her only legal heirs, who inherited her share in the said entire property by way of intestate succession and the same is also accordingly mutated in their joint names in all relevant Records vide Mutation/Ferfar Entry No. 1930 Dated 02-02-2019.

THAT the aforesaid (1) Mr. Madhukar Shankar Kadu, (2) Smt. Pramila Marotrao Kadu, (3) Mr. Mukund Marotrao Kadu, (4) Mrs. Manjusha Bnarat More, (5) Mrs. Aruna Padmakar Nandapure, (6) Smt. Shobha Lakshane, (7) Smt. Charulata Pawar, (8) Smt.


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

Sharda Kothurkar, (9) Mr. Atul Kondskar, (10) Mr. Mohit Kondaskar, (11) Miss. Amruta Thamke and (12) Smt. Meenal Jadhav lateron executed a General Power of Attorney (Admission) relating the aforesaid property in favour of Mr. Bhalchandra Marotrao Kadu on 16-10-2019, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 7101/2019 on even date.

THAT the aforesaid Mr. Ajay Marotrao Kadu executed a General Power of Attorney (Admission) relating the aforesaid property in favour of Mr. Bhalchandra Marotrao Kadu on 20-01-2020, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 479/2020 on even date.

THAT, the aforesaid the then Joint Owners namely (1) Mr. Madhukar Shankar Kadu, (2) Smt. Pramila Marotrao Kadu, (3) Mr. Bhalchandra Marotrao Kadu, (4) Mr. Mukund Marotrao Kadu, (5) Mr. Ajay Marotrao Kadu, (6) Mrs. Aruna Padmakar Nandpure, (Nee Miss Aruna Marotrao Kadu), (7) Mrs. Manjushri Bharat More, (Nee Miss Manjushri alias Manjusha Marotrao Kadu), (8) Mrs. Sharda Anil Kothurkar (Nee Miss. Sharda Ganpati Kadu), (9) Mr. Mohit Narayan Kondskar, (10) Mrs. Charulata Nandkishor Pawar (Nee Miss. Charulata Ganpati Kadu), (11) Mrs. Shobha Vasantao Lakshane (Nee Miss. Shobha Ganpati Kadu), (12) Mr. Atul Narayan Kondskar, (13) Mrs. Meenal Ankur Jadhav, (Daughter of Late Mrs. Jaya Vijay Thamke) and (14) Mrs. Amruta Vijay Thamke, (Daughter of Late Mrs. Jaya Vijay Thamke) lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 108 of MOUZA - SHIRMI, P.S.K. 63, having an area of 3.16 Hectare R., Rental Rs. 15.50/-, held in Occupancy Class - 1 Rights, Khate No. 21 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shirmi, in Tahsil - Katol and District - NAGPUR, by way of Sale to M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar, by a Sale Deed dated 22.06.2021, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2566/2021 on 23.06.2021. As a result therefor the aforesaid M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar has now become an exclusive, absolute and full Owner of the said property bearing Khasra No. 108 having an area of 3.16 Hectare R. with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the 7/12 Extract.


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

THAT, the aforesaid M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar lateron decided to develop the said Piece of land bearing Khasra No. 108 of Mouza – SHIRMI into Residential Layout by carving out various Plots of different sizes therein. And accordingly she has prepared the proposed Layout Plan of the said Khasra No. 108 by carving out various Plots of different sizes therein and to be known and styled as "NEW TOWN" and the said layout is finally sanctioned and approved by the Assistant Director, Town Planner, Nagpur, vide his letter No. अंतीम मंजूरी/मौ.शिर्मी/ता.काटोल/स.क्र.108/ससंनाग/2947 Dated 16.11.2022.

THAT, the aforesaid entire land bearing Khasra No. 108 is converted for Non Agricultural (Residential) Use by the Sub Divisional Officer, Katol vide its Order No. Astha/SDO Katol/Kavi-1147/2022 Dated 02.12.2022 passed in Revenue Case No. 06/NAP-34/2021-22 of Mouza – Shirmi.

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

- (i) 7/12 Extracts of Khasra No. 108.
- (ii) Sale Deed Dated 22.06.20221 for land bearing Khasra No. 108 executed by (1) Mr. Madhukar Shankar Kadu, (2) Smt. Pramila Marotrao Kadu, (3) Mr. Bhalchandra Marotrao Kadu, (4) Mr. Mukund Marotrao Kadu, (5) Mr. Ajay Marotrao Kadu, (6) Mrs. Aruna Padmakar Nandpure, (Nee Miss Aruna Marotrao Kadu), (7) Mrs. Manjushri Bharat More, (Nee Miss Manjushri alias Manjusha Marotrao Kadu), (8) Mrs. Sharda Anil Kothurkar (Nee Miss. Sharda Ganpati Kadu), (9) Mr. Mohit Narayan Kondskar, (10) Mrs. Charulata Nandkishor Pawar (Nee Miss. Charulata Ganpati Kadu), (11) Mrs. Shobha Vasantrao Lakshane (Nee Miss. Shobha Ganpati Kadu), (12) Mr. Atul Narayan Kondskar, (13) Mrs. Meenal Ankur Jadhav, (Daughter of Late Mrs. Jaya Vijay Thamke) and (14) Mrs. Amruta Vijay Thamke, (Daughter of Late Mrs. Jaya Vijay Thamke) in favour of M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar, bearing Registered Sr. No. 2566/2021, Regd. on 23.06.2021.
- (iii) Layout Plan Sanctioned Dated 16.11.2022
- (iv) Non Agricultural (Residential) Order Dated 02.12.2022.

THAT all the aforesaid documents produced before by M/s Sri Balaji Developers acting through its Authorized Partner Mr. Badhakal Pavan Kumar to me for security and

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

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 Khasra No. 108 of Mouza - Shirmi in Tahsil - Katol and District - Nagpur for the period of 30 (Thirty) vide GRN No. MH016371936202223E Dated 06-03-2023.

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 : 06.03.2023


Ashwin Patil
Advocate
Khamla Road, Nagpur-15
54, Sawarkar Nagar,
Advocate
ASHWIN R. PATIL



CHALLAN
MTR Form Number-6



GRN	MH016371936202223E	BARCODE			Date	06/03/2023-15:48:12		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID / TAN (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)								
Office Name KTL_KATOL SUB REGISTRAR				Full Name		Adv Ashwin Patil						
Location NAGPUR												
Year 2022-2023 From 01/04/2022 To 31/03/2023				Flat/Block No.		Plot No. 54						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			375.00	Road/Street		Sawarkar Nagar						
				Area/Locality		Nagpur						
				Town/City/District								
				PIN			4	4	0	0	1	5
				Remarks (If Any)								
				search fee for Kh. No. 108 Mouza Shirmi Tahsil Katol and District Nagpur								
Total			375.00	Amount In	Three Hundred Seventy Five Rupees Only							
				Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	00040572023030654479			IK0CDDUUQ6			
Cheque/DD No.				Bank Date	RBI Date	06/03/2023-15:24:48			Not Verified with RBI			
Name of Bank				Bank-Branch			STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date			Not Verified with Scroll					

Department ID :

Mobile No. : 9822936551

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.