Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

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 Non Agricultural land bearing **Khasra/Survey No. 115/1/B**, having an **area of 12100 Sq. Mtrs. (i.e. 1.21 Hectare R.)**, held in Bhogwatdar Class-1 Rights, Khate No. 13430 of **Mouza - RANALA**, P.H. No. 18 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"GALAXY PARK"**, situate at Village – Ranala, within the limits of the Grampanchayat – Ranala in Tahsil – Kamptee and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra/Survey No. 115/1/B**, having an **area of 12100 Sq. Mtrs. (i.e. 1.21 Hectare R.)**, held in Bhogwatdar Class-1 Rights, Khate No. 13430 of **Mouza - RANALA**, P.H. No. 18 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"GALAXY PARK"**, situate at Village – Ranala, within the limits of the Grampanchayat – Ranala in Tahsil – Kamptee and District – NAGPUR, BOUNDARIES OF KHASRA NO. 12 :– ON THE EAST – ROAD, ON THE WEST – KHASRA NOS. 115/1A, 2, 3, 4-A & 4-B, ON THE NORTH – KHASRA NOS. 123, 125, 126 & 127 AND ON THE SOUTH – KHASRA NOS. 115/1A, 2, 3, 4-A & 4-B.

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(2) The Document of allotment of plot/land :- Sale Deed Dated 21-09-2022 for Khasra No. 115/1/B executed by Mr. Samir Uday Sanghi in favour of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh, which is duly registered in the Office of the Sub-Registrar, Nagpur Kamptee in Book No. 1 at Registered Serial No. 3882/2022 on 21-09-2022.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 28528 dated 18-04-2023.

(4) Search report for 30 years from 1992 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 Non Agricultural land bearing **Khasra/Survey No. 115/1/B**, having an **area of 12100 Sq. Mtrs. (i.e. 1.21 Hectare R.)**, held in Bhogwatdar Class-1 Rights, Khate No. 13430 of **Mouza - RANALA**, P.H. No. 18 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"GALAXY PARK"**, situate at Village – Ranala, within the limits of the Grampanchayat – Ranala in Tahsil – Kamptee and District – NAGPUR.	**M/s. Shakti Builders and Developers** acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh

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

In accordance with the available search from the online portal the Title of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 23.06.2023

(Ashwin Patil)
Advocate

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Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of land bearing Survey/Khasra No. 115/1/B issued by Village Officer, Ranala as on date of application for registration

The name of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh is recorded in the 7/12 Extract of the land bearing Survey/Khasra No. 115/1/B issued by Village Officer, Ranala in respect of the property comprising of ALL THAT Piece and Parcel of land bearing **Khasra No. 115/1/B, having an area of 1.21 Hectare R.,** Rental Rs. 5.74/-, held in Occupancy Class Rights-1 of **Mouza – RANALA**, Patwari Halka No. 18, situated at Village - Ranala, in Tahsil – Kamptee and District – NAGPUR.

2) Mutation Entry –

The 7/12 Extract of lands Survey/Khasra No. 115/1/B issued by Village Officer, Ranala reveal that vide Mutation Entry /Ferfar Entry No. 28528 dated 18-04-2023 the name of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh is recorded as owners of the said lands.

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

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 115/1, having an area of 3.61 Hectors (i.e. 8.92 Acres), Rental Rs. 16.74 Yearly held in Bhogwatdar Class - 1 Rights of Mouza - RANALA, P.H. No. 18, including all types of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Ways and all other easementary rights appurtenant and belonging thereto, situate at Village – Ranala, within the limits of the Grampanchayat – RANALA in Tahsil – Kamptee and District – NAGPUR, Originally belonged to Mr. Punaji S/o Bhivaji Thakre, being the recorded Owner thereof.

THAT during his life time the aforesaid Mr. Punaji Bhivaji Thakre had executed his Last Will and Testament and thereby he had gave and bequeathed his aforesaid entire property to his

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son Mr. Ladoba Punaji Thakre absolutely forever with heritable and transferable rights therein. Consequent upon the death of the said Mr. Ladoba Punaji Thakre his son Mr. Ladoba Punaji Thakre became the Owner of the said entire property in terms of the Last Will executed by his father Late Mr. Punaji Bhivaji Thakre.

THAT the aforesaid Mr. Ladoba Punaji Thakre lateron in his turn transferred/sold All That Agricultural Land having an area of 1.21 Hectares out of the aforesaid entire land bearing Kh. No. 115/1 having a total area of 3.61 Hectors, situate at Village – Ranala in Tahsil – Kamptee and District – NAGPUR, by way of sale to (1) Mr. Vikram Shyam Laddhad, (2) Mr. Rahul Shyam Laddhad and (3) Mr. Madanlal Satyanarayanji Rathi jointly by a Sale Deed Dated 27-05-2008, which is duly Registered in the Office of the Sub Registrar, Kamptee in Book No. 1 at Sr. No. 03205/2008 on even date.

THAT the aforesaid (1) Mr. Vikram Shyam Laddhad, (2) Mr. Rahul Shyam Laddhad and (3) Mr. Madanlal Satyanarayanji Rathi lateron in their turn jointly transferred/sold theire aforesaid Agricultural Land having an area of 1.21 Hectares out of the aforesaid entire land bearing Kh. No. 115/1 having a total area of 3.61 Hectors, situate at Village – Ranala in Tahsil – Kamptee and District – NAGPUR, by way of sale to Mr. Samir Uday Sanghi, by a Sale Deed Dated 20-10-2016 and the same is also duly Registered in the Office of the Sub Registrar, Kamptee in Book No. 1 at Sr. No. 4114/2016 on even date. The said Piece of Agricultural Land further allotted new Khasra No. 115/1/B by the Revenue Authority. As a result therefore the aforesaid Mr. Samir Uday Sanghi has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records and also in 7/12.

THAT the aforesaid Mr. Samir Uday Sanghi lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 115/1/B, having an area of 1.21 Hectors (i.e. 3.00 Acres), Rental Rs. 5.74 Yearly held in Bhogwatdar Class - 1 Rights of Mouza - RANALA, P.H. No. 18, including all types of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Ways and all other easementary rights appurtenant and belonging thereto, situate at Village – Ranala, within the limits of the Grampanchayat – RANALA in Tahsil – Kamptee and District – NAGPUR, by way of sale to M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh, by a Sale Deed Dated 21-09-2022, which is duly registered in the Office of the Sub-Registrar, Kamptee In Book No. 1 at Registered Serial No. 3882/2022 on 21-09-2022. As a result therefor the aforesaid M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan

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Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh has now become an exclusive, absolute and full Owner of the aforesaid property bearing Khasra No. 115/1/B with heritable and transferable rights therein and the same is mutated in it's name in all relevant records and also mutated in the 7/12 Extract.

THAT the said M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh lateron decided to develop the aforesaid Project Land bearing Khasra No. 115/1/B into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein for the allotment to various prospective buyers/Purchaser.

THAT, accordingly the said M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh lateron prepared a layout on the said land bearing **Khasra No. 115/1/B** by carving out various Plots of different sizes therein and to be known and styled as **"GALAXY PARK"** and the said layout is finally sanctioned and approved and recommended for Non Agricultural purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Letter No. E.E. /NMRDA/8373 Dated 15-05-2023.

THAT, the aforesaid entire land bearing Khasra No. 115/1/B of Mouza – RANALA, Patwari Halka No. 18 is converted for Non Agricultural (Residential) Use by the Tahsildar, Kamptee passed in Revenue Case No. 29/N.A.P.-34/Mouza-Ranala/Kamptee/2022-2023 Dated 21-06-2023.

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

(i) 7/12 Extract of Land bearing Khasra No. 115/1/B.

(ii) Sale Deed Dated 21-09-2022 for Khasra No. 115/1/B executed by Mr. Samir Uday Sanghi in favour of M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh, which is duly registered in the Office of the Sub-Registrar, Nagpur Kamptee in Book No. 1 at Registered Serial No. 3882/2022 on 21-09-2022.

(iii) Layout Plan Finally Sanctioned Dated 15-05-2023

(iv) Non-Agricultural Order Dated 21-06-2023.

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THAT all the aforesaid documents produced before by M/s. Shakti Builders and Developers acting through its Partners (1) Mrs. Syed Rizvana Parveen Mujahid Ali, (2) Mr. Ashpaque Khan Jalil Khan Pathan and (3) Mr. Shahid Hafeez Sheikh 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 Land bearing Khasra No. 115/1/B of Mouza – RANALA in Tahsil – Kamptee and District - Nagpur 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 : 23.06.2023

(Ashwin Patil)

Advocate

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