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FORMAT-A

(Circular No. 28/2021)

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to **Khasra No. 133/2 Mouza PIPLA, Tahsil:- NAGPUR- RURAL, District:- NAGPUR** (Herein after referred to as the said **KHASRA NO. 133/2**]

I have investigated the title of the said Land on the request of **BHAJI INFRA PROJECTS PRIVATE LIMITED** and the following documents i.e

ALL THAT PIECE AND PARCEL OF LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

1) Following documents of title of the aforesaid property:-

1) 7/12 Extract of Khasra No. 133 admeasuring 3.00 Hectares, Land Revenue Rs. 9.70 of Mouza PIPLA, P.H 38 in the name of (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure.	Copy
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2) Power of Attorney dated 23-04-2007 executed by (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure in favor of Shri. Hemant Bhagwantrao Nilgirwar which is duly registered in Book No. 4, at Serial No. 2129/2007 in the Office of the Joint Sub Registrar-Nagpur-5 on 24-04-2007.	Original
3) Sale Deed dated 6-11-2007 executed by (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure through their Power of Attorney Holder Shri. Hemant Bhagwantrao Nilgirwar (Patil) in favor of M/s NETTLINX REALITY PVT LTD which is duly registered in Book No. 1 at Serial No. 6472/2007 in the Office of the Joint Sub Registrar-7 Nagpur on even date in respect of Eastern Portion of entire Khasra No. 133 admeasuring 0.81 H.R out of total area admeasuring 3.00 H.R out of Mouza Pipla, Tahsil and Dist Nagpur.	Original
4) 7/12 Extract of Khasra No. 133/2 admeasuring 0.81 Hectares, Land Revenue Rs. 2.61 of Mouza PIPLA, P.H 38 in the name of M/s NETTLINX REALITY PVT LTD.	Copy
5) Sale Deed dated 31-12-2020 of Khasra No. 133/2 admeasuring 0.81 Hectares, Land Revenue Rs. 2.61 of Mouza PIPLA, P.H 38 executed by M/s NETTLINX REALITY PVT LTD in favor of BHAJI INFRA PROJECTS PRIVATE LIMITED, Through its Director	Original

Shri. Shyam Kashiprasad which is duly registered in Book No. 1, at Serial No. 760/2021 in the Office of the Joint Sub Registrar-7, Nagpur Rural on 12-01-2021. 6) 7/12 Extract of Khasra No. 133/2 admeasuring 0.81 Hectares, Land Revenue Rs. 2.61 of Mouza PIPLA, P.H 38 in the name of BHAIJI INFRA PROJECTS PRIVATE LIMITED.	Original
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- 2) Search Report for 30 years from 1994 till 2023.

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 **BHAIJI INFRA PROJECTS PRIVATE LIMITED** is clear, marketable and without any encumbrances.

3) **OWNERS OF THE LAND**

BHAIJI INFRA PROJECTS PRIVATE LIMITED is the Owner of ALL THAT PIECE AND PARCEL OF LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

- 4) The report reflecting the flow of title of the Owners namely **BHAIJI INFRA PROJECTS PRIVATE LIMITED** on the said Land is enclosed herewith as ANNEXURE-A

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

- 1) THAT Originally ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Old Khasra No. 98/3 and 38/4 admeasuring 3.87 Hectares was owned by Shri. Khushal Laxman Nagpure as per the partition between him and his brother Krushna, Chandrabhan and Ram Laxman Nagpure in the year 1975 as per records of Adhikar Abhilekh Panji prepared U/s 115 of Madhya Pradesh Land revenue Code, 1954.
- 2) That, under the re-Khasra and re-measurement of the said land carried out by the Government in the year 1988-1989 under the Consolidation and Fragmentation, the said Old Khasra Number 98/3 and 38/4 of Mouza Pipla were re-numbered as New Khasra No. 133 admeasuring about 3.00 Hectares.
- 3) That, Shri. Khushal Laxman Nagpure expired in the year 1996 and on his death the said land of Kh. No. 133 was inherited by his legal heirs widow Smt. Shantabai Khushal Nagpure and sons Dilip, Naresh, Suresh and Sanjay and married daughters Smt. Tarabai Anandrao Bobde and Smt. Sunita Anilrao Nimbalkar by way of intestate successions and their names were also accordingly mutated in the revenue records vide Ferfar No. 204 Dated 11-04-1996.
- 4) That, Smt. Tarabai Anandrao Bobde and Smt. Sunita Anilrao Nimbalkar relinquished all their rights, interest and entitlements in the said land bearing Khasra No. 133 admeasuring 3.00 H.R in favor of their mother Smt. Shantabai Khushal Nagpure and brothers Dilip, Naresh, Suresh and Sanjay Khushalrao Nagpure by executing a Deed of Relinquishment dated 5-12-2006 which is duly registered in Book No. 1 at Serial No. 7007 in the office of the Sub Registrar, Nagpur-7 on 13-12-2006 and their names were subsequently deleted from the revenue records vide ferfar No. 854 dated 29-01-2007.
- 5) That Smt. Shantabai Khushal Nagpure and her sons Dilip, Naresh, Suresh and Sanjay Khushalrao Nagpure became the Co-Owners of the said Land bearing Khasra No. 133 and vide order of the Sub Divisional Officer Nagpur U/s 29 of the Maharashtra Land Revenue Code, 1966 under Clause (c) of Sub Section (2) of Section 29 of the said Act, the said Officer included the owners as Occupant Class-1 with Bhumiswami rights in respect of the said Land in Rev. Case No. 319/LND-18/2006-2007 by order dated 24-01-2007.

- 6) THAT, the said (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure executed a Power of Attorney in respect of the said Khasra No. 133 of Mouza Pipla in favor of Shri. Hemant Bhagwantrao Nilgirwar (Patil) which is duly registered Book No. 4, at Serial No. 2129/2007 in the Office of the Joint Sub Registrar-Nagpur-5 on 24-04-2007.
- 7) That, later on the said (i) Shri. Dilip Khushalrao Nagpure (ii) Shri. Naresh Khushalrao Nagpure (iii) Shri. Suresh Khushalrao Nagpure (iv) Shri. Sanjay Khushalrao Nagpure and (v) Smt. Shantabai Wd/O Khushalrao Nagpure through their aforesaid Power of Attorney Shri. Hemant Bhagwantrao Nilgirwar (Patil) sold and transferred the Eastern portion of entire Khasra No. 133 admeasuring 0.81 H.R out of total area admeasuring 3.00 H.R out of Mouza Pipla, Tahsil and Dist Nagpur in favor of M/s NETTLINX REALTY PVT LTD by way of a Sale Deed dated 6-11-2007 which is duly registered in Book No. 1 at Serial No. 6472/2007 in the Office of the Joint Sub Registrar-7 Nagpur on even date.
- 7) That after the aforesaid Sale Deed dated 6-11-2007 the Land of Khasra No. 133 has been renumbered as Khasra No. 133/2 admeasuring 0.81 H.R in the name of M/s NETTLINX REALTY PVT LTD and its name was accordingly mutated in the relevant 7/12 Extract and the remaining land bearing Khasra No. 133/1 admeasuring 2.19 remained in the ownership of Smt. Shantabai Khushal Nagpure and others.
- 8) THAT, BHAIJI INFRA PROJECTS PRIVATE LIMITED had instituted a Special Civil Suit bearing No. 203/2014 against the said M/s NETTLINX REALTY PVT LTD for specific performance of contract, declaration, possession and perpetual injunction in the court of Civil judge Senior Division, Nagpur and during the pendency of the said suit said Bhaiji Infra Projects Private Limited and m/s Nettlinx Realty Pvt Limited resolved to amicably settle the dispute as such they applied before the Hon'ble Court for passing a Compromise Decree Under Order 23 Rule 3 of Code of Civil Procedure on 23-12-2020. In terms of the said Compromise, the said M/s NETTLINX REALTY PVT LTD had agreed to execute and register the Sale Deed of Land bearing Khasra No. 133/2 of Mouza PIPLA in favor of BHAIJI INFRA PROJECTS PRIVATE LIMITED.

- 9) THAT later on M/s NETTLINX REALTY PVT LTD sold and transferred ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR-RURAL, District:- NAGPUR to **BHAIJI INFRA PROJECTS PRIVATE LIMITED** by way of a Sale Deed dated 31st December, 2020 which is duly registered in Book No. 1 at Serial No. 760/2021 in the Office of the Joint Sub Registrar, Nagpur Rural-7 on 12-01-2021.
- 10) **BHAIJI INFRA PROJECTS PRIVATE LIMITED** thus became the absolute and exclusive owner of ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares, P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR with transferable and heritable rights therein and its name is also accordingly mutated in the relevant revenue records; AND
- 11) Letter of the Planning Assistant, Nagar Panchayat Besa- Pipla and Administrator, Nagar Panchayat Besa- Pipla bearing No. न प बेपि /नर वी/अभि. तात्पु. मंजु/272 dated 5-06-2023 granting tentative sanction and demarcation of the layout plan of land admeasuring 0.81 H.R (OR 8100 Sq. Mtrs) of MOUZA PIPLA submitted by the land owner for residential use.
- 12) Layout Plan for Demarcation Purpose only approved by the Planning Assistant, Nagar Panchayat Besa- Pipla and Administrator, Nagar Panchayat Besa- Pipla dated 5-06-2023.
- 13) THAT, the Land of Khasra No. 133/2 admeasuring 0.81 H.R (8100 Sq. Mtrs) as per 7/12 Extract and 8099 Sq. Mtrs as per Measurement sheet of Mouza PIPLA, P.H No. 38 has been converted for Non- Agriculture Residential use by the Tahsildar, Nagpur (Rural), Nagpur vide its order in Revenue Case No. 185/N.A.P-34/2022-2023 dated 28-06-2023.

- 14) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of -Registrar of Document.
- 15) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH004911469292324E dated 9-07-2023.

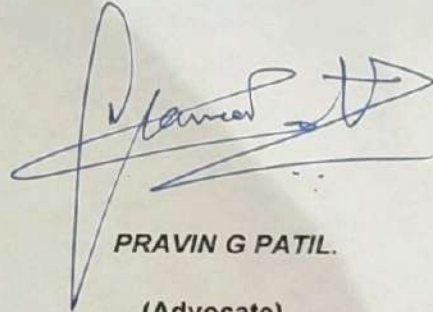
SCHEDULE OF THE DESCRIPTION OF THE LAND.

ALL THAT PIECE AND PARCEL OF LAND bearing Khasra No. 133/2 admeasuring 0.81 Hectares (8100 Sq.Mtrs) AND 8099 Sq. Mtrs as per Measurement sheet P.H. No. 38, Land Revenue Rs. 2.61, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza PIPLA, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR and bounded as Under:-

ON THE EAST:- BY LAND OF KHASRA NO. 133/3.
ON THE WEST:- BY LAND OF KHASRA No. 133/1.
ON THE NORTH:- BY LAND OF KHASRA No. 134 & 135.
ON THE SOUTH:- BY NALLAH.

NAGPUR

Date:- 11-07-2023


PRAVIN G PATIL.
(Advocate)

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