Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) All that piece and parcel of land bearing Survey Khasra No. 150/2, admeasuring about 1.27 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, held in Class-I rights, including all other easementary rights appurtenant and belonging thereto, situated at Bhokara within the limits of Nagpur Metropolitan Region in Tahsil: Nagpur (Rural),

I have investigated the title of the said Lands on the request of M/s. S. R. Remedial Services Pvt. Ltd. & Mr. Shyamsunder R. Mittal and following documents i.e:-

1) Description of the property.

All that piece and parcel of land bearing Survey Khasra No. 150/2, admeasuring about 1.27 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, held in Class-I rights, including all other easementary rights appurtenant and belonging thereto, situated at Bhokara within the limits of Nagpur Metropolitan Region in Tahsil: Nagpur (Rural),

2) The documents of allotment of plot.

i. 7/12 extract or property card issued by revenue department [Talathi, Nagpur (Rural)] dated 05/07/2022, Mutation entry No, 2608.
ii. Sale Deed duly registered in the office of Sub-Registrar No.7, at Serial/Registration No. 4363/2022, dated 26/05/2022.

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Khasra No. 150/2 in any court or before any authority.
That the title of

i) M/s. S. R. Remedial Services Pvt. Ltd. & Mr. Shyamsunder R. Mittal is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

M/s. S. R. Remedial Services Pvt. Ltd. & Mr. Shyamsunder R. Mittal for Kh. No. 150/2,is clear, Marketable and without any encumbrances.

The report reflecting the flow of the title of

M/s. S. R. Remedial Services Pvt. Ltd. & Mr. Shyamsunder R. Mittal for Kh. No. 150/2,is clear, Marketable and without any encumbrances.

REMARKS :

ENCL : ANNEXURE

Date : 03/11/2023

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card for Kh. No. 150/2 as on date of application for Registration.

2) Mutation Entry (Ferfar) No. 2608 dated 05/07/2022 for Kh. No. 150/2

NARRATION ON FLOW OF TITLE:

a. That the aforesaid property, originally the land bearing Khasra No. 150, admeasuring about 294 HRs was owned by Shri. Jagannath Dukare (Mahajan) and Shri. Sampatrao Dukre (Mahajan), after the partition between the families, the land admeasuring about 1.67 H.Rs went in the share of family of Shri. Sampatrao Dukre (Mahajan) which was renumbered as New Kh. No.150/1, and the land admeasuring about 1.27 H.R. went in the share of family of Shri Jagannath Dukare (Mahajan) which was renumbered as New Kh. No. 15072,

b. That, on death of said Jagannath Dukare (Mahajan), the said land was inherited by his sons I. Shri. Dadarao Jagannath Dukare (Mahajan), 2. Shri. Shamrao Jagannath Dukare (Mahajan), 3. Shri. Omprakash Jagannath Dukare (Mahajan), 4. Shri. Omdeo Jagannath Dukare (Mahajan), 5. Shri Rajesh Jagannath Dukare (Mahajan) and Widow Smt. Devkabai Jagannath Dukare (Mahajan) and their names were mutated in revenue records as the co-owners of the said Property vide Ferfar No. 889 dated 03/02/2004.

c. Then, on death of said Jagannath Dukare (Mahajan), the said land was inherited by his sons I. Shri. Dadarao Jagannath Dukare (Mahajan), 2. Shri. Shamrao Jagannath Dukare (Mahajan), 3.Shri. Omprakash Jagannath Dukare (Mahajan), 4. Shri. Omdeo Jagannath Dukare (Mahajan). 5.Shri Rajesh Jagannath Dukare (Mahajan) and Widow Smt. Devkabai Jagannath Dukare (Mahajan) have jointly sold the said land to M/s. Om Developers by Sale Deed dated 07/10/2006 registered with Sub Registrar Nagpur-7 at Book No.1 at Sr. No. 5509 dated 07/0/2006 and the name of said M/s. Om Developers was mutated in revenue records as the owner of the paid Property vide Ferfar No. 1261 dated 29/05/2008.

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d. That, M/s. Om Developers further transferred the said property along with other properties by Sale Deed dated 25/08/2008 to Shri. Y.V.S.S. Raju registered with Sub Registrar, Nagpur 7 and the name of at Book No. 1 at Sr. No. 5328 on 25/08/2008 said Shri Y.V.S8.S. Raju was mutated in revenue records as the owner of the said Property vide Ferfar No. 1473 dated. 28/09/2010.

e. After that, Shri Y.V.S.S. Raju by Agreement to Sell dated 09/04/2009 and thereafter obtained the Sale Deed in its favour by Sale Deed dated 07/12./2011 registered with Sub Registrar,Nagpur -10 (Rural) at Book No. 1 at Sr. No. 5412 dated 07/12/2011 and the name of the M/s. JPK Sons Constructions Pvt, Ltd. was mutated in revenue records as the owner of the said land vide Ferfar No.1622 dated 03/03/2012.

f. Thereafter, M/s. JPK Sons Constructions Pvt. Ltd. by Sale Deed dated 26/05/2022 in transferred the said property in favour of 1. M/s. 8. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal (i.e. Current Owners) registered with Sub Registrar, Nagpur 7 (Rural) at Book No. Fat Sr. No. 4362 dated 26/05/2022 and the names of the 1. M/s. S. R. Remedial Services Pvt. Ltd, & 2. Mr. Shyamsunder R. Mittal (i.e. Current Owners) were mutated in revenue records as the owner of the said land vide Ferfar No.2608 dated 05/07/2022.

g. That, vide sale deed bearing serial No.4362/2022 dated 26/05/2022, full stamp duty of Rs.12.00.000 and registration fee of Rs.30,000- which is paid vide FE-Challan No.MH002387022202223E dated 26/05/2022, and registered with Sub Registrar, Nagpur 7 (Rural) at Book No. I at Sr. No. 4362 dated 26/05/2022,

As a result therefore the said 1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal has now become the exclusive, absolute and full owner of the the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in the 7/12 Extracts.

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That, the owners (i.e. 1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal) later on decided to develop the aforesaid land into layout by carving various plots of different sizes therein and shall be known and styled as “Fair Earth-II and the said layout is tentatively sanctioned and approved by the executive engineer, Nagpur Metropolitan

Region Development Authority, Nagpur has recommended the Lay-out on the said land is also recommended for final approval by the Executive Engineer, NMRDA, Nagpur vide its Letter No. अधि./नामप्रविप्रा/ 7725 dated 27/10/2022.

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated : 03/11/2023

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