

SARANG D. NIGHOT

Advocate



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Lakdapul, Mahal, Nagpur – 440032.
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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.

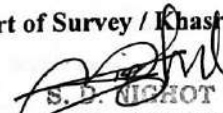
LEGAL TITLE REPORT

Sub : Title Clearance with respect to all that piece and parcel of Non-Agricultural land bearing Survey / Khasra No. 113/4-B, having a plotable/saleable area of the land is 6824.00 Sq.Mtrs. (73453.536 Sq.Ft.) held in Occupancy Class-1 Rights of Mouza – Isasani, P.H.No. 46, togetherwith a layout proposed to be carved out on the said consisting various plots of different sized therein land and to be known and styled as 'Shubhlaxmi Nagari', situated within the limits of Grampanchayat – Isasani, Teh. Hingna, Dist. Nagpur. (Hereinafter to be called as "Said Plot".)

I have investigated the title of the said layout on the request of 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth (Name of the Owners) AND M/s. Shubhlaxmi Developers Through its Partners – 1) Mr. Gopalrao Pandurangji Dhawad & 2) Mr. Namdeorao Bhaiyyaji Padole (Name of Developer) and following documents i.e.

(1) Description of the Property :

ALL THAT piece and parcel of Non-Agricultural & retainable land bearing Survey / Khasra No. 113/4-B, Containing by total admeasuring 1.35 H.R. (as per 7/12 Extract, Measurement Sheet & Site), togetherwith a layout proposed to be carved out on the said consisting various plots (Plot Nos. 1 to 53, Containing by total area of 53 numbers of plot 6824.00 Sq.Mtrs. (73453.536 Sq.Ft.)) of different sized therein land and to be known and styled as 'Shubhlaxmi Nagari', situated within the limits of Grampanchayat – Isasani, P.H. No. 46, Teh. Hingna, Dist. Nagpur and the said land bounded as under : On the East - Part of Survey / Khasra No. 113, On the West - Part of Survey / Khasra No. 113, On the North - Part of Survey / Khasra No. 113 and On the South - Survey / Khasra No. 111.


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(2) The Documents of allotment of land :-

- i) Development Agreement, dtd. 04/09/2006, Doc.No. 4735/2006.
- ii) General Power of Attorney, dtd. 04/09/2006, Doc.No. 4736/2006.
- iii) Sanctioned Layout Map, dtd. 03/02/2023, Letter No. E.E /NMRDA /8086
- iv) NA Order, dtd. 09/03/2023 vide Revenue Case No. 29/NAP-34/प्रसू-1/2022-2023.
- v) Development Agreement, dtd. 19/06/2023.

(3) 7/12 extracts issued by Competent Authority

(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 and Developer) is/are clear, marketable and without any encumbrances.

Owners of the land

ALL THAT piece and parcel of Non-Agricultural & retainable land bearing Survey / Khasra No. 113/4-B, Containing by total admeasuring 1.35 H.R. (as per 7/12 Extract, Measurement Sheet & Site), togetherwith a layout proposed to be carved out on the said consisting various plots (Plot Nos. 1 to 53, Containing by total area of 53 numbers of plot 6824.00 Sq.Mtrs. (73453.536 Sq.Ft.)) of different sized therein land and to be known and styled as 'Shubhlaxmi Nagari', situated within the limits of Grampanchayat - Isasani, P.H. No. 46, Teh. Hingna, Dist. Nagpur.

- 1) Mr. Balwant Pundlikrao Samarth
 - 2) Mr. Purushottam Pundlikrao Samarth
 - 3) Mr. Uday Balwant Samarth
 - 4) Mr. Avinash Balwant Samarth
 - 5) Sarita @ Savita Subhashrao Itankar
 - 6) Manju @ Sanju Sanjayrao Harde
 - 7) Mr. Vilas Purushottam Samarth
 - 8) Indu @ Meera Purushottam Samarth
 - 9) Anita @ Mina Purushottam Samarth
- Owners.

(4) Qualifying Comments/ remarks if any (that, the abovenamed owners have executed and registered a Development Agreement and Power of Attorney in favour of M/s. Shubhlaxmi Developers Through its Partners -Mr. Gopalrao Pandurangji Dhawad & Mr. Namdeorao Bhaiyyaji Padole)

In accordance with the available search from the online portal the Title of 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth and the abovenamed Developers on the said land is good, valid, marketable, clear and salable.

3/- The report reflecting the flow of the title of 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 17/10/2023.


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Advocate

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

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 113/4-B issued by Village Officer, Isasani, Teh. Hingna, Dist. Nagpur as on date of application for registration

The names of 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth are recorded in the Plotable 7/12 Extract of the land bearing Khasra No. 113/4-B, Containing by total admeasuring 1.35 H.R. (as per 7/12 Extract, Measurement Sheet & Site), togetherwith a layout proposed to be carved out on the said consisting various plots (Plot Nos. 1 to 53, Containing by total area of 53 numbers of plot 6824.00 Sq.Mtrs. (73453.536 Sq.Ft.)) of different sized therein land and to be known and styled as 'Shubhlaxmi Nagari' within the limit of Mouza / Village - Isasani, Teh. Hingna, Dist. Nagpur.

2) Mutation Entry -

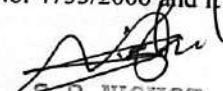
The 7/12 Extract of Plot No. 113/4/B/1 and other plots out of the said Survey No. 113/4-B, issued by Village Officer, Isasani, Teh. Hingna, Dist. Nagpur that vide mutation Entry/Ferfar No. 7568 dated 24/04/2023 the names of 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth are recorded as joint owners of the said lands.

3) Search report for 30 years taken from Sub Registrar office at Hingna, Dist. Nagpur.

Khasara No. 113/4-B :

Whereas, ALL THAT Piece and Parcel of the Agricultural land bearing Kh. No. 113/4 having an area of 4.41 Hectares, Originally belonged to Mr. Balwant Pundlikrao Samarth (Owner No. 1) and Mr. Purushottam Pundlikrao Samarth (Owner No. 2) jointly, being their ancestral property, each of them having the undivided half or 50 percent share and interest therein.

Lateron, the said Mr. Balwant Pundlikrao Samarth and Mr. Purushottam Pundlikrao Samarth and their legal heirs namely - Mr. Avinash Balwant Samarth, Mr. Uday Balwant Samarth, Mrs. Savita Subhashrao Itankar, Mrs. Manju Sanjayrao Harde, Mr. Vilas Purushottam Samarth, Indubai @ Meera Purushottam Samarth, Anita @ Meena Purushottam Samarth and Consenters - Mr. Sanjay P. Bhonde, Mr. Dilip N. Sonkusre, Mr. Shalik L. Kadu, Mr. Deorao S. Parise, Mrs. Mala D. Parise and Mrs. Shalini L. Deshmukh had executed and registered an Agreement of Development and Sale in favour of M/s. Shubhlaxmi Developers through it's Partner Mr. Gopalrao Pandurangji Dhawad, Mr. Namdeorao Bhaiyyaji Padole on 04/09/2006, which is duly registered in the office of the Sub-Registrar, Hingna at Sr. No. 4735/2006 and it is seen that, the proper Stamp Duty and Registration Fees paid thereon.


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Lateron, the said Mr. Balwant Pundlikrao Samarth and Mr. Purushottam Pundlikrao Samarth and their legal heirs namely – Mr. Avinash Balwant Samarth, Mr. Uday Balwant Samarth, Mrs. Savita Subhashrao Itankar, Mrs. Manju Sanjayrao Harde, Mr. Vilas Purushottam Samarth, Indubai @ Meera Purushottam Samarth, Anita @ Meena Purushottam Samarth had also executed and registered a General Power of Attorney in favour of Mr. Gopalrao Pandurangji Dhawad & Mr. Namdeorao Bhaiyyaji Padole on 04/09/2006, which is duly registered in the office of the Sub-Registrar, Hingna at Sr. No. 4736/2006.

Lateron, the said 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth have applied to the Competent Authority for convert the said property from Agriculture to Non- agriculture use.

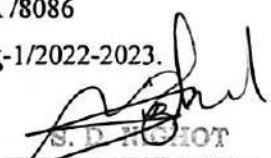
After considering their request, the Hon'ble Tehsildar Saheb, Hingna, Dist. Nagpur has converted the said property into Residential / Non- agriculture use under Section 42-A of The Maharashtra Land Revenue Act, 1966, vide his Order Revenue Case No. 29/NAP-34/प्रस्तु-1/2022-2023 on 09/03/2023.

Lateron, the Executive Engineer-1, Nagpur Mahanagar Pradesh Vikash Pradhikaran, Nagpur issued a Permission Letter to the Said Owners namely - 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth on 03/02/2023 vide Letter No. E.E /NMRDA /8086 in relation to the use of abovesaid Agricultural Land for Residential Purpose and layout.

That, the said 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth through their POA Holder and Developer - M/s. Shubhlaxmi Developers through it's Partner Mr. Gopalrao Pandurangji Dhawad and Mr. Namdeorao Bhaiyyaji Padole have carved a residential layout in the said retainable land bearing Survey / Khasra No. 113/4-B of Mouza – Isasani and the said layout consist total 53 Plot/s.

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 Nos. 113/4-B.
- ii) Development Agreement, dtd. 04/09/2006, Doc.No. 4735/2006.
- iii) General Power of Attorney, dtd. 04/09/2006, Doc.No. 4736/2006.
- iv) Sanctioned Layout Map, dtd. 03/02/2023, Letter No. E.E /NMRDA /8086
- v) NA Order, dtd. 09/03/2023 vide Revenue Case No. 29/NAP-34/प्रस्तु-1/2022-2023.
- vi) Development Agreement, dtd. 19/06/2023.


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That, all the aforesaid documents produced before by 1) Mr. Balwant Pundlikrao Samarth, 2) Mr. Purushottam Pundlikrao Samarth, 3) Mr. Uday Balwant Samarth, 4) Mr. Avinash Balwant Samarth, 5) Sarita @ Savita Subhashrao Itankar, 6) Manju @ Sanju Sanjayrao Harde, 7) Mr. Vilas Purushottam Samarth, 8) Indu @ Meera Purushottam Samarth, 9) Anita @ Mina Purushottam Samarth through their POA Holder and Developer - M/s. Shubhlaxmi Developers through it's Partner Mr. Gopalrao Pandurangji Dhawad and Mr. Namdeorao Bhaiyyaji Padole to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners and developers. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners and developers that they have not executed any unregistered Deed or Document. Whereby their 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 Nos. 113/4-B of Mouza - Isasani in Tahsil - Hingna and District - Nagpur for the period of 30 (Thirty) Years vide Challan GRN No. MH005699165202324E, dated 25/07/2023 (for the Year 2009 to 2023) and Challan GRN No. MH009584474202324E, dated 16/10/2023 (for the Year 1994 to 2008).

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, the above said owner & developer hold clear and marketable title to the said property/land.

APPROVED PLAN FOR RESIDENTIAL USAGE :

As per the Approved Plan, Dtd. 03/02/2023, the said layout are residential in nature and hence the said plots/layout can be use for the purpose of Residential Use.

ELECTRICITY, WATER, SEWAGE CONNECTION, COMMON AREA, FACILITIES & BYE-LAWS :

There is Electric Power Connection, water & sewage/Chamber connection to be available in the said premises and also the owner has right to use common area and facilities available in the said premises subject to bye-laws / terms & conditions are accepted and will be complied with.

STATUS ON TAX DUES :

All Tax dues have been paid to the Concern Authority upto date.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property/land, I have an opinion that, the Present Owner are the joint, full & an absolute owners of the abovesaid property mentioned in Schedule here-in-above and I found that, the abovementioned premises is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

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 : 17/10/2023.


(SARANG D. NIGHOT)
Advocate

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