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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. 82 adm. total 10810.49 Sq. Mtrs.(Plotable Area : 5999.95 Sq. Mtrs., Recreational Open Space : 1083.43 Sq. Mtrs., Internal Road : 3667.11 Sq. Mtrs. , Electric Sub Station and Waste Water Treatment Plant : 60 Sq. Mtrs.) , Account No. 3395, 3413 of Mouza - Hingna, P.H.No. 49, situated within the limits of Nagar Panchayat - Hingna, Teh. Hingna, Dist. Nagpur .

I have investigated the title of the said Lands on the request of M/s A Plus Properties having office at Ward No. 8, Kawdes Road, Hingna , Dist Nagpur-441 110 through its partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda, all residents of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing Survey / Khasra No. 82, total 10810.49 Sq. Mtrs.(Plotable Area : 5999.95 Sq. Mtrs., Recreational Open Space : 1083.43 Sq. Mtrs., Internal Road : 3667.11 Sq. Mtrs. , Electric Sub Station , Waste Water Treatment Plant : 60 Sq. Mtrs.) , Account No. 3395, 3413 of Mouza - Hingna, P.H.No. 49, situated within the limits of Nagar Panchayat - Hingna, Teh. Hingna, Dist. Nagpur

2) The documents of allotment of plot.

i. Sale Deed dated 22/12/2022 for Khasra No. **82** executed by Mr. Keshav Bhauravji Kawle, Mr. Gajanan Bhauravji Kawle, Smt. Mangla Sanjayrao Kotkar, Mr. Gaurav Krushnarao Kawle and Mr. Chanakya Krushnarao Kawle in favour of A Plus Properties through its Partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda duly registered with the Office of the Sub-Registrar Hingna at Sr. No. 7750/2022

ii. Property Card Issued by City Survey Officer Hingna Mutation Entry No.(1) vide Ferfar No. 6908 on dated 23/01/2023

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 Survey / Khasra No. **82** in any court or before any authority.
That the title of

i. M/s A Plus Properties through its Partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda is clear,Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

M/s A Plus Properties through its Partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda for Kh. No. 82,is clear, Marketable and without any encumbrances.

The report reflecting the flow of the title of

M/s A Plus Properties through its Partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda for Kh. No. 82,is clear, Marketable and without any encumbrances.

REMARKS :

ENCL : ANNEXURE

Date : 25/10/2023

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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. 82 as on date of application for Registration.

2) Mutation Entry (Ferfar) No. 6908 dated 23/01/2023 for Kh. No. 82

NARRATION ON FLOW OF TITLE:

Whereas all that piece and parcel of land bearing Survey / Khasra No. 82, Account No. 3395, 3413 of Mouza - Hingna, P.H.No. 49, situated within the limits of Nagar Panchayat - Hingna, Teh. Hingna, Dist. Nagpur was previously owned by Mrs. Laxmibai Bhauraoji Kawle purchased from Shri. From Surjuprasad Laxman Dubey on 17/05/1999 through registered sale deed and the said sale deed is registered before the Registrar, Hingna, bearing No. 497 (Chha), Hon. 494 numbers of 102 volumes of 102 volumes of 157 to 162 pages.

Thereafter, Smt. Lakshmibai Bhauraoji Kawle executed and registered two different 'Articles of Death' regarding the above immovable property on 25/08/2016 during her lifetime and both the said wills are registered before Joint Sub-Registrar, Hingna with Hon. 3 books numbered 3671/ 2016 and 3672 / 2016 respectively.

Thereafter, Smt. Laxmibai Bhauraoji Kawle passed away, after her death , the will executed and registered on 25/08/2016 vide Deed No. 3671/2016 and 3672/2016 were executed and according to the said will , the eastern portion of the above described immovable property measuring 0.77 hectre Land will be given to Mr. Keshav Bhauravji Kawle, Mr. Gajanan Bhauravji Kawle, Smt. Mangla Sanjayrao Kotkar and the western portion which has an area of 1.41 hectre Land will be give to Mr. Gaurav Krushnarao Kawle and Mr. Chanakya Krushnarao Kawle.

Whereas the said land is included in the agriculture department and the said agricultural land is already used for agricultural use, the barren land next to the drain and party no. 2 and their previous owner's livelihood depended on this agriculture. But, over time, on the zone certificate issued by the city council Hingana under the draft development plan, approximately 60% of the said farm land is garden, play-ground and 18 m. width road

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has been established as shown in the reservation zone certificate and also, party no. 2 is unable to reject the reservation shown on the said agricultural land. Mr. Keshav Bhauravji Kawle, Mr. Gajanan Bhauravji Kawle, Smt. Mangla Sanjayrao Kotkar , Mr. Gaurav Krushnarao Kawle and Mr. Chanakya Krushnarao Kawle applied with the Nagar Panchayat Hingna for the convertion of the remaining part of the agriculture land into Non Agriculture use on 14/12/2021.

Mr. Keshav Bhauravji Kawle, Mr. Gajanan Bhauravji Kawle, Smt. Mangla Sanjayrao Kotkar , Mr. Gaurav Krushnarao Kawle and Mr. Chanakya Krushnarao Kawle in the mean time disposed off the property to M/s A Plus Properties through its Partners Dr. Mr. Ajay Pyarelalji Pardhi and Mr. Anil Prakash Sarda vide Sale Deed dated 22/12/2022 duly registered with the Office of the Sub-Registrar Hingna at Sr. No. 7750/2022

Whereas the layout Plan for the Khasra No. 82 for a part of Land area adm . 10810.49 was duly sanctioned and approved by the Department of Nagar Panchayat, Hingna on 23/03/2022 vide outward No. न. पं.हि/ जा. क्र.483 / २०२१ on 23/03/2022.

As per said layout map, the total area of land 10810.49 Sq. Mtrs.considered out of the said property and the said authority sanctioned and regularised total 57 Plots in the said layout and also declared the area under plots 5999.95 Sq Mtrs. Recreational Open Space : 1083.43 Sq. Mtrs., Internal Road : 3667.11 Sq. Mtrs. , Electric Sub Station and Waste Water Treatment Plant : 60 Sq. Mtrs.

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated : 25/10/2023

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