

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

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 land bearing Khasra No. 126/1/1 of Mouza – HARDOLI, Patwari Halka No. 67, having plotable/saleable area of 5151.01 Sq. Mtrs. (i.e. 0.84 Hectare R.), held in Bhogwatdar Class-1 Rights, Khate No. 207 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as “ELITE JASMINE-2”, situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said layout on the request of Mr. Narendra Shivajirao Wagh (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Khasra No. 126/1/1 of Mouza – HARDOLI, Patwari Halka No. 67, having plotable/saleable area of 5151.01 Sq. Mtrs. (i.e. 0.84 Hectare R.), held in Bhogwatdar Class-1 Rights, Khate No. 207 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as “ELITE JASMINE-2”, situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR and the BOUNDARIES OF KHASRA NO. 126/1/1 ARE :- ON THE EAST – KHASRA NO. 126/1/2, ON THE WEST - NALLAH, ON THE NORTH – NAGPUR-AMRAVATI NATIONAL HIGHWAY, ON THE SOUTH – PANDHAN.


ASHWIN R. PATIL
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54, Sawarkar Nagar,
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(2) The Document of allotment of plot :- Sale Deed Dated 16.06.2023 for Khasra No. 126/1/1 alongwith other land executed by (1) Mr. Surendra Shivajirao Wagh, (2) Mr. Sudhakar Changdeo Wanjari, (3) Mr. Kishor Darshan Talmale, (4) Mr. Santosh Mohandas Khatri in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 2156/2023.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 1030 dated 11-07-236 for Khasra No. 126/1/1 of Mouza – HARDOLI.

(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) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Khasra No. 126/1/1 of Mouza – HARDOLI, Patwari Halka No. 67, having plotable/saleable area of 5151.01 Sq. Mtrs. (i.e. 0.84 Hectare R.), held in Bhogwatdar Class-1 Rights, Khate No. 207 TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "ELITE JASMINE-2", situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR.

Mr. Narendra Shivajirao Wagh,

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

In accordance with the available search from the online portal the Title of Mr. Narendra Shivajirao Wagh on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of Mr. Narendra Shivajirao Wagh on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 30-09-2023


Ashwin Patil
Advocate

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(Circular No. 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extracts of Survey No. 126/1/1 issued by Village Officer, Hardoli, Katol as on date of application for registration

The name of Mr. Narendra Shivajirao Wagh, is recorded in the 7/12 Extract of **Survey No. 126/1/1 of Mouza – HARDOLI**, issued by Village Officer, Hardoli in respect of the property comprising of ALL THAT Piece and Parcel of land bearing **Khasra No. 126/1/1 of Mouza – HARDOLI**, Patwari Halka No. 67, having an area of **0.84 Hectare R.**, Land Revenue Rs. 1.85/-, held in Bhogwatdar Class-1 Rights, situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extracts of Survey No. 126/1/1, issued by Village Officer, Hardoli, Katol that vide Mutation Entry /Ferfar Entry No. 1030 dated 11-07-2023, the name of Mr. Narendra Shivajirao Wagh, is recorded as sole owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Katol.

THAT ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 0.84 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 1.51 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Right-s, of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, originally belonged to Mr. Mohammad Ghous Mohammad Ibrahim, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid Mr. Mohammad Ghous Mohammad Ibrahim lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of


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Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 0.84 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 1.51 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Right-s, of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District - NAGPUR, by way of Sale to (1) Mr. Narendra Shivajirao Wagh, (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale and (5) Mr. Santosh Mohandas Khatri, by a Sale Deed dated 07.12.2021, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 4576/2021 on 17.12.2021 and the said Sale Deed is duly consented and signed by (1) Smt. Noorjahan Mohammad Ghous, (2) Mr. Mohammad Afzal Mohammad Ghous, (3) Mr. Mohammad Faijan Mohammad Ghous, (4) Huba Jabin Mohammad Ghous and Ujma Jabin Mohammad Ghous in the capacity of "Consenotrs" called therein and the same is mutated in their names in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid (1) Mr. Surendra Shivajirao Wagh, (2) Mr. Sudhakar Changdeo Wanjari, (3) Mr. Kishor Darshan Talmale and (4) Mr. Santosh Mohandas Khatri jointly lateron transferred/sold their respective portion out of their aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 1.51 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 0.84 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Rights, of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District - NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 16.06.2023, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2156/2023 on 16.06.2023 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

As a result therefor the aforesaid Mr. Narendra Shivajirao Wagh, has now become an exclusive, absolute and full Owner of the property bearing Khasra No. 126/1/1 having an area of 0.84 Hectare R. with heritable and transferable rights therein and the same is mutated in his name in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid Mr. Narendra Shivajirao Wagh lateron decided to develop the said Piece of land bearing Khasra No. 126/1/1 of Mouza - HARDOLI into Residential Layout


ASHWIN R. PATIL
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by carving out various Plots of different sizes therein. And accordingly he has prepared the proposed Layout Plan of the said Khasra No. 126/1/1 by carving out various Plots of different sizes therein and to be known and styled as "ELITE JASMINE-2" and the said layout is finally sanctioned and approved by the Assistant Director, Town Planner, Town Planning Department, Nagpur, vide his letter No. अकृषिक/अंतीम मंजूरी/मौ.हरदोली/ता.काटोल/स.क्र.126/1/1/ससंनाग/1174 Dated 15.05.2023.

THAT, the aforesaid entire land bearing Khasra No. 126/1/1 of Mouza – HARDOLI is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. प्रस्तुत/वि.प./कावि-180/2023 Dated 13.06.2023 passed in Revenue Case No. 109/NAP-34/Mouza-Hardoli/Katol/2022-23 and directed to Tahsildar, Katol for issued the Sanad regarding non-agricultural permission for residential use.

THAT, in pursuance to the said order, the Tahsildar, Katol has issued the Sanad / परिशिष्ट 'ब' vide its Order Dated 02.08.2023 passed in Revenue Case No. 29/NAP-34/Mouza-Hardoli/Katol/2022-23.

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

- (i) Sale Deed Dated 07.12.2021 for Khasra No. 126/1/1 alongwith other land executed by Mr. Mohammad Ghous Mohammad Ibrahim in favour of (1) Mr. Narendra Shivajirao Wagh, (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale, (5) Mr. Santosh Mohandas Khatri, bearing Registered Serial No. 4576/2021.
- (ii) Sale Deed Dated 16.06.2023 for Khasra No. 126/1/1 alongwith other land executed by (1) Mr. Surendra Shivajirao Wagh, (2) Mr. Sudhakar Changdeo Wanjari, (3) Mr. Kishor Darshan Talmale, (4) Mr. Santosh Mohandas Khatri in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 2156/2023.
- (iii) Layout Plan Sanctioned Dated 15.05.2023.
- (iv) Non Agricultural (Residential) Order and Sanad Dated 02.08.2023.

THAT all the aforesaid documents produced before by Mr. Narendra Shivajirao Wagh 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


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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 Khasra No. 126/1/1 of Mouza – HARDOLI in Tahsil – Katol and District – Nagpur for the period of 30 (Thirty) Years vide Challan GRN No. MH008822469202324E dated 30-09-2023.

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 : 30-09-2023


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Advocate

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CHALLAN
MTR Form Number-6



GRN	MH008822469202324E	BARCODE			Date	30/09/2023-15:15:18		Form ID			
Department				Inspector General Of Registration							
Search Fee				TAX ID / TAN (If Any)							
Type of Payment				Other Items		PAN No.(If Applicable)					
Office Name				KTL_KATOL SUB REGISTRAR		Full Name		ADV ASHWIN PATIL			
Location				NAGPUR		Flat/Block No.		54			
Year				2023-2024 One Time		Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		SAWARKAR NAGAR			
0030072201 SEARCH FEE				375.00		Area/Locality		NAGPUR			
						Town/City/District					
						PIN		4 4 0 0 1 5			
						Remarks (If Any)					
						SEARCH FOR 15 YEARS OF MOUZA HARDOLI KH NO. 126/1/1 TAH					
						KATOL AND DIST NAGPUR					
						Amount In					
						Three Hundred Seventy Five Rupees Only					
Total				375.00		Words					
Payment Details				STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN		Ref. No.		00040572023093056569		IK0CLVKTH6	
Cheque/DD No.				Bank Date		RBI Date		30/09/2023-15:24:16		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9822936551