

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT PIECE AND PARCEL OF LAND bearing Survey / KHASRA Nos. 7/1, 7/2 & 7/4 of Mouza - GONHI (SIM) also known as GODHANI, measuring about 1.39 H.R., 1.39 H.R. & 1.38 H.R. respectively, totally admeasuring about 4.16 H.R. OR 10.28 Acres (Plotable Area : 19203.151 Sq. Mtrs as per sanction dated 25/10/2023, P.H.No.35, Occupancy - Class I, Khata Nos. 30, 50 & 52 respectively, Tahsil - Nagpur Gramin. District - NAGPUR

I have investigated the title of the said plots on the request of Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi both resident of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT PIECE AND PARCEL OF LAND bearing Survey / KHASRA Nos. 7/1, 7/2 & 7/4 of Mouza - GONHI (SIM) also known as GODHANI, measuring about 1.39 H.R., 1.39 H.R. & 1.38 H.R. respectively, totally admeasuring about 4.16 H.R. OR 10.28 Acres (Plotable Area : 19203.151 Sq. Mtrs as per sanction dated 25/10/2023, P.H.No.35, Occupancy - Class I, Khata Nos. 30, 50 & 52 respectively, Tahsil - Nagpur Gramin. District - NAGPUR and bounded as under :

ON THE NORTH	:	Pandhan Road & Khasra No. 8 & Khasra No. 46 (Land owned by Shri. Ramaji Thaware & Shri. Pillaji Nandurkar respectively)
ON THE EAST	:	Pandhan Road & Khasra No. 7/3, 7/5 & 7/6 (Land owned by Tekapop Infrastructure Pvt. Ltd.).
ON THE WEST	:	Nallah & Shiv Dhura
ON THE SOUTH	:	Khasra No. 6/1 (Land owned by Shri. Padmakar Sabu)

2) The documents of allotment of plot.

- (i) Sale Deed dt. 20.05.2017 registered with Sub Registrar, Nagpur – 7 at Sr. No. 4291 executed by (i) Smt. Vrushali Ashok Bhide, (ii) Shri Shashank Ashok Bhide and (iii) Shri Saurabh Ashok Bhide (iv) Shri Dilip Sakham Bhide (v) Shri Kishor Sakham Bhide (vi) Sau. Madhuri Arun Karmarkar (vii) Sau. Anjali Pradeep Joshi in favour of Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi.
- (ii) Property Card /7-12 Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide
Ferfar No. 692 on dated 20/05/2019 for Kh. No. 7/1
Ferfar No. 690 on dated 13/02/2019 for Kh. No. 7/2
Ferfar No. 694 on dated 20/05/2019 for Kh. No. 7/4
- (iii) Special Power of Attorney executed by Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi have executed a in favour of Shri Manish Chhaganlal Agrawal and Mohd. Arif Mohd. Salim Sheikh on 18/11/2023 registered with Sub registrar 2 bearing serial no. 7947-2023.

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.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub-Registrar , Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above. I am of the opinion there is no litigation is pending in respect Land bearing Survey / KHASRA Nos. 7/1, 7/2 & 7/4 of Mouza - GONHI (SIM) also known as GODHANI, , Tahsil - Nagpur Gramin. District - NAGPUR, in any court or before any authority.

That the title of

- i. Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi, is clear, Marketable and without any encumbrances.

Owners of the Land

Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi, in respect of LAND bearing Survey / KHASRA Nos. 7/1, 7/2 & 7/4 of Mouza - GONHI (SIM) also known as GODHANI, measuring about 1.39 H.R., 1.39 H.R. & 1.38 H.R. respectively, totally admeasuring about 4.16 H.R. OR 10.28 Acres (Plotable Area : 19203.151 Sq. Mtrs as per sanction dated 25/10/2023, Revenue Rs.5.82/-, 5.02/- & 5.02/- respectively, P.H.No.35, Occupancy - Class I, Khata Nos. 30, 50 & 52 respectively, Tahsil - Nagpur Gramin. District – NAGPUR


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The report reflecting the flow of the title of

Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi, in respect of LAND bearing Survey / KHASRA Nos. 7/1, 7/2 & 7/4 of Mouza - GONHI (SIM) also known as GODHANI, measuring about 1.39 H.R., 1.39 H.R. & 1.38 H.R. respectively, totally admeasuring about 4.16 H.R. OR 10.28 Acres (Plotable Area : 19203.151 Sq. Mtrs as per sanction dated 25/10/2023, , P.H.No.35, Occupancy - Class I, Khata Nos. 30, 50 & 52 respectively, Tahsil - Nagpur Gramin. District – NAGPUR

is enclosed herewith as annexure.

REMARKS :

Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi have executed a Special Power of Attorney in favour of Shri Manish Chhaganlal Agrawal and Mohd. Arif Mohd. Salim Sheikh on 18/11/2023 registered with Sub registrar 2 bearing serial no. 7947-2023.

ENCL : ANNEXURE


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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Property Card /7-12 Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide
Ferfar No. 692 on dated 20/05/2019 for Kh. No. 7/1
Ferfar No. 690 on dated 13/02/2019 for Kh. No. 7/2
Ferfar No. 694 on dated 20/05/2019 for Kh. No. 7/4

NARRATION ON FLOW OF TITLE:

WHEREAS, previously the Land bearing Khasra No.7 admeasuring about 8.31 H.R., of Mouza - Gonhi (Sim), Revenue - Rs.30.12/-, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur, was owned and possessed by Shri. Sakharam Mahadeorao Bhide, being his self acquired.

AND WHEREAS, the said Shri. Sakharam Mahadeorao Bhide died Intestate on 04-12-1987 leaving behind Smt. Usha Wd/o, Sakharam Bhide, Shri. Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide, Shri. Kishor Sakharam Bhide. Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi as his only legal heirs and upon his demise, the aforesaid Smt. Usha Wd/o, Sakharam Bhide & others became the joint Owners of the said Khasra No.7 of Mouza - Gonhi (Sim);

AND WHEREAS, as per the Order of 3 Joint Civil Judge, Junior Division, Nagpur in R.C.S. No. 1689/2001 dated 05-04-2002 the said Land bearing Khasra No.7 was partitioned amongst the aforesaid 6 legal heirs of Late Shri. Sakharam Mahadeorao Bhide in equal proportion, and the Tahsildar, Nagpur Gramin has by his Order dated 12-03-2004 in Case No. RIHT.3/31f-43/2003-2004, has effected the said Partition and mutated the said Property in the name of respective Owners and accordingly the Scheduled Property came to the share of respective Owners as mentioned hereinabove ie. Khasra No.7/1 came to the share of Shri. Ashok Sakharam Bhide, Khasra No. 7/2 came to the share of Shri Dilip Sakharam Bhide & Khasra No. 7/4 came to the share of Smt. Usha Sakharam Bhide;


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AND WHEREAS, Smt. Usha Sakharam Bhide died intestate on 29-08- 2003 leaving behind Shri Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide. Shri. Kishor Sakharam Bhide, Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi as her only legal heirs and upon her demise, her aforesaid legal heirs have become the joint Owners of her portion of the land i.e. the said Khasra No.7/4 of Mouza - Gonhi (Sim) as per relevant provisions of The Hindu Succession Act, 1956 as amended by the Amendment Act. 2005.

AND WHEREAS, Shri. Ashok Sakharam Bhide died intestate on 31-03- 2016 leaving behind Smt. Vrushali Wd/o. Ashok Bhide, Shri. Shashank Ashok Bhide & Shri. Saurabh Ashok Bhide as his only legal heirs and upon his demise, his aforesaid legal heirs have become the joint Owners of his portion of the land ie the entire said Khasra No. 7/1 & part of Khasra No.7/4 of Mouza - Gonhi (Sim):

AND WHEREAS, as such (i) Smt. Vrushali Ashok Bhide, (ii) Shri Shashank Ashok Bhide and (iii) Shri Saurabh Ashok Bhide (iv) Shri Dilip Sakharam Bhide (v) Shri Kishor Sakharam Bhide (vi) Sau. Madhuri Arun Karmarkar (vii) Sau. Anjali Pradeep Joshi have now become the absolute legal Owners of the said Property (i.e. their respective share in the said Property) and the said Property/Properties is/are duly mutated in the name of respective Vendors in the Revenue Records i.e. 7/12 Extract;

AND WHEREAS, the Vendor No.(2) Shri. Shashank Ashok Bhide has executed an General Power of Attorney in respect of the said Property in favour of his mother Smt. Vrushali Ashok Bhide on 22-08-2016, which is duly Impounded and regularized by the Collector of Stamps, Nagpur City on 29-09-2016, by virtue of his order dated 27-09-2016 in EVN Case No. 4600901/367/2016;

AND WHEREAS, the Owners (i) Smt. Vrushali Ashok Bhide, (ii) Shri Shashank Ashok Bhide and (iii) Shri Saurabh Ashok Bhide (iv) Shri Dilip Sakharam Bhide (v) Shri Kishor Sakharam Bhide (vi) Sau. Madhuri Arun Karmarkar (vii) Sau. Anjali Pradeep Joshi transferred the said property to Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi vide Sale Deed dt. 20.05.2017 registered with Sub Registrar, Nagpur – 7 at Sr. No. 4291.

Shri Narendra Dharnidharji Gandhi and Shri Pramod Dharnidharji Gandhi have executed a Special Power of Attorney in favour of Shri Manish Chhaganlal Agrawal and Mohd. Arif Mohd. Salim Sheikh on 18/11/2023 registered with Sub registrar 2 bearing serial no. 7947-2023.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 24/12/2023


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