

J. K. BAGUL

ADVOCATE

New Kailash Nagar, Nagpur- 440027, Mob.no.9604804497.

FORMAT-A

(Circular No. 28/2021)

To,
MahaRERA
Bandra, Mumbai - 400051

LEGAL TITLE REPORT

Sub - Title clearance certificate with respect to all piece and parcel of Agricultural land bearing survey.No.14 Mouza - Borkhedi P.H. No.74, containing with entire total land admeasuring about 1.94 H.R. land revenue of Rs.7.50 Yearly held in class-1rights,including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto, situated in Area within the limit of village & Gram panchayat Borkhedi at Tah- Nagpur (Rural), Dist.- Nagpur.

(herein referred as the "said property".)

I have investigated the title of the said Property on the request of M/s SAHAYOG PROPERTIES, A Partnership Firm, through its Authorised Partners - Mr. Santukrao Marotrao Hambarde R/o. 08 Vishnupuri, Indira Niwas,Nanded -431601, Mr. Sachin Subhashrao Chadawar R/o. Plot No. 25, LIC Colony, Deo Nagar, Ajni, Nagpur-440015, Mr. Pawan Pradeep Chadawar R/o. P.No. 6-H No-1-7416,Ashok Nagar, Taroda,

Adv. Jitendra K. Bagul
MOB. 9604804197
NAGPUR

Nanded-431605 the owner/Promotor and following documents i.e;

1. Description of Property

All that piece and piece and parcel of Agricultural land bearing survey No.14, Mouza - Borkhedi. P.H. No.74, containing with entire total land admeasuring about 1.94 H.R. with land revenue of Rs.7.50 Yearly, held in class-1 right including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto, situated in Area within the limit of village & Gram panchayat Borkhedi at Tah- Nagpur (Rural). Dist.- Nagpur.

And the said property is bounded as follow-

- On or Towards the North - Survey No.13/1&13/2,
- On or Towards the South - 18 Mtrs. Wide Road
- On or Towards the East - 12 Mtrs. Wide Road
- On or Towards the West - Survey No.15

2. List of The Document of Ownership of Survey No.14& Mutation Entry

- a) 7/12 Extract, Records of rights issued by Talathi
- b) 8A Namuna
- c) Sale deed of land Owner
- d) Zone certificate

e) Sale deed of Survey no.14 admeasuring 1.94 H.R. Purchased by M/s SAHAYOG PROPERTIES from 1.Mrs. Pranjali W/o Dhiraj Sawai 2.Smt. Pushpabai W/o Ajabrao Thakre (Mrs.Rajani Ajabrao Thakre 3. Miss.Neha D/o Dinesh Kale K 4.Shri. Nilay S/o Yashwantrao Kale 5. Smt.Jayashri Wd/o Yashwantrao Kale 6. Smt. Kanta W/o Dineshrao Kale 7. Mrs. Maya W/o Rajkumar Kale (Smt.Maya Dilip Kale) 8. Shri.

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Ashok S/o Vithoba alias Vithalrao Kale 9.Shri. Rajesh S/oYashwantrao Kale10. Mrs.Vidya W/o Naresh Bawankar(Nee Miss Vidya Dineshrao Kale) 11.Miss.Virshree D/o Dilip Kale 12.Shri. Santaram S/o Vithoba alias Vithalrao Kale 13. Mrs.Shital W/o Nilesh Thakare, sale deed executed Dated16/03/2023, which is duly registered before the office of Sub-Registrar-7 Nagpur Rural, Nagpur, vide document Serial no.2427/2023.

3. Search Report for 30 Years.

Search Report for 30 Years from 1994 to 2023 and its GRN No. MH006976543202324E dated 22.08.2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of the Owner/Promoter is clear, Marketable and without any encumbrances as per the available search from the online portal.

Owner of land

All that piece and piece and parcel of Agricultural land bearing kh.No.14, Mouza-Borkhedi. P.S.K. No.74, containing with entire total land admeasuring about 1.94 H.R. with land revenue of Rs.7.50 Yearly, held in class-1right, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and	M/s SAHAYOG PROPERTIES, A Partnership Firm through its Partners Mr. Santukrao Marotrao Hambarde, Mr.Sachin Subhashrao Chadawar, Mr.Pawan Pradeep Chadawar.
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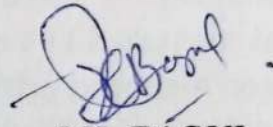
belonging therto, situated in Area within the limit of village & Grampanchayat Borkhedi at Tah- Nagpur (Rural). Dist.- Nagpur.	
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The report reflecting the flow of the title of the Owner/Promoter Shri. M/S Sahayog Proerties on the said land is enclosed herewith as Annexure.

Encl- Annexure

Nagpur

Dated: 8/9/2023



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Advocate

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(Circular No. 28/2021)

Annexure

FLOW OF TITLE OF THE SAID LAND

1) 7/12 extract issued by Talathi, Nagpur (Rural) as on date of application of registration. The name of Promoter M/S Sahayog Properties is recorded in the 7/12 Extract issued by Talathi, Nagpur (Rural) in respect of the property comprising of All that piece and piece and parcel of Agricultural land bearing kh. No.14, Mouza - Borkhedi, P.S.K. No.74, containing with entire total land admeasuring about 1.94 H.R. with land revenue of Rs.7.50 yearly, held in class-1 right, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto, situated in Area within the limit of village & Grampanchayat Borkhedi at Tah- Nagpur (Rural). Dist.- Nagpur.

2) Mutation Entry:

The 7/12 extract & Records of rights issued by Talathi, Nagpur (Rural) of Survey No.14 reveal that vide mutation no. 5803 dated 09/05/2023 the name of Promoter M/S Sahayog Properties is recorded as Owner of the land.

3) Search report:

Search Report for 30 years from 1994 to 2023 complited from Sub-Registrar office at Nagpur-7, That Promoter M/S Sahayog Properties is absolute Owner of the All that piece and piece and parcel of Agricultural land bearing kh.14 Mouza - Borkhedi, P.S.K. No.74, containing with entire land

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2023

admeasuring about 1.94 H.R. with land revenue of Rs.7.50 Yearly, held in class-1right, including all kinds of Trees, Shrubs, Passage, Rights of Pathways, water courses and all other easementary Rights appurtenant and belonging therto, ,situated in Area within the limit of village & Gram panchayat Borkhedi at Tah- Nagpur (Rural). Dist.- Nagpur.

That the above said Property Originally belonged to Late. Shri. Vithobaji Khemaji Kale, during the course of time of a Family Settlement dated 04/10/1979 effected by Shri. Vithobaji Khemaji Kale ,in terms of which the said property was allowed to the exclusive share of Shri. Dilip Vithobaji Kale.

Whereas Shri. Dilip Vithobaji Kale left for heavenly abode leaving behind him,his widow smt.Maya Dilip Kale and only daughter Miss Virshri Dilip Kale and Mother smt.Kamalabai Vithobaji Kale as the only legal heirs, who inherited the property of shri. Dilip Vithobaji Kale, by way of inestate succession.

That,according to Passed Decree dated 09/07/2008 of the civil suit bearing no.R.C.S. 1781/95 4th Civil Judge, Sn. Dn. Nagpur, smt.Maya Dilip Kale,daughter Miss Virshri Dilip Kale along with legal heirs of Late smt. Kamalabai Vithobaji Kale are entitled to receive their share in the said peoperty .

That, therefore Late smt.Kamalabai Vithobaji Kale legal heirs namely son shri. Dinesh S/o vithobaji kale, shri. Yashwant S/o vithobaji kale, shri. Shantaram S/o vithobaji kale, shri. Ashok S/o vithobaji kale and only daughter Miss Rajni are legal heirs are received their share in the said peoperty.

That, after the demise of shri. Dinesh S/o vithobaji kale,his legal heirs Smt. Kanta W/o Dineshrao Kale and 3 daughters namely shri. Miss.Neha D/o Dinesh Kale, Mrs.Vidya W/o Naresh Bawankar(Nee Miss Vidya Dineshrao Kale), . Mrs.Shital W/o Nilesh Thakare duly muted her name on records And after the demise of shri. Yashwant S/o vithobaji

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kale, his 2 sons namely Shri. Nilay S/o Yashwantrao Kale, Smt. Jayashri Wd/o Yashwantrao Kale, Shri. Rajesh S/o Yashwantrao Kale, and married daughter Mrs. Pranjali W/o Dhiraj Sawai, legal heirs name duly muted on records.

That, as a result the said property are joint family property from Smt. 1. Mrs. Pranjali W/o Dhiraj Sawai 2. Smt. Pushpabai W/o Ajabrao Thakre (Mrs. Rajani Ajabrao Thakre 3. Miss. Neha D/o Dinesh Kale 4. Shri. Nilay S/o Yashwantrao Kale 5. Smt. Jayashri Wd/o Yashwantrao Kale 6. Smt. Kanta W/o Dineshrao Kale 7. Mrs. Maya W/o Rajkumar Kale (Smt. Maya Dilip Kale) 8. Shri. Ashok S/o Vithoba alias Vithalrao Kale 9. Shri. Rajesh S/o Yashwantrao Kale 10. Mrs. Vidya W/o Naresh Bawankar (Nee Miss Vidya Dinesh Kale) 11. Miss. Virshree D/o Dilip Kale 12. Shri. Santaram S/o Vithoba alias Vithalrao Kale 13. Mrs. Shital W/o Nilesh Thakare become the joint/Co-owners of the said property with heritable and transferable rights therein.

That, during the course of time the said property is converted from Occupancy Class -2 Rights to class -1 Rights under section 29 Sub Section 2(K) of the Maharashtra Land Revenue Case No. 124/LND-18/2017-18 dated 27/07/2018 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 3615 dated 27/8/2018.

That, the said Property Purchased M/s Sahayog Properties by way of sale deed executed between above said all joint/co-owner and M/s Sahayog Properties dated 16/03/2023 in the office of Sub-Registrar, Class-7 Nagpur Rural, Nagpur vide document Serial no. 2427/2023.

That, as a result M/s Sahayog Properties becomes the Owner of the said property, and his name mutated entry on record 7/12 extract vide Ferfar Entry No. 5803 dated 09/05/2023 That, as per Zone certificate issued by N.M.R.D.A. Nagpur, the said property zone reserved for residential zone with 18 mtr. Wide proposed road on south.

Adv. Jitendra K. Bagul
W.O. 9604804497
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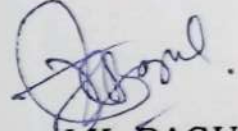
That, all the aforesaid document produced before me by Promoter M/S Sahayog Properties through its Partners Mr. Santukrao Marotrao Hambarde, Mr. Sachin Subhashrao Chadawar, Mr. Pawan Pradeep Chadawar for scrutiny and examination are photocopies. It is-necessary to verify original copies in the the custody of the aforesaid present land Owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document and no litigation pending, whereby his ownership rights are affected 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. Nagpur Rural for the period of 30 year i.e. 1994 to 2023, GRN No. MH006976543202324E, dated 22.08.2023. by depositing necessary search fees online and the same receipt are enclosed herewith.

4. There are no litigation related to said land.

Place -Nagpur

Date: 8/9/2023



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CHALLAN
MTR Form Number-6



GRN MH006976543202324E		BARCODE		Date 22/08/2023-14:07:15		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADV JITENDRA K BAGUL	
Location NAGPUR							
Year 2023-2024 One Time				Fiat/Block No.		NEW KAILASH NAGAR NAGPUR	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		NAGPUR
					Area/Locality		NAGPUR
					Town/City/District		
					PIN		4 4 0 0 2 7
					Remarks (If Any)		
					MZ-BORKHEDI PH NO 74 KH NO 14 SERCH FOR 30 YRS		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				03006172023082200820		5128605821	
Cheque/DD No.				Bank Date		RBI Date	
				22/08/2023-14:09:22		Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. :

9604804497

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

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

गावाचे नाव : बोरखेडी

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	65000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	69108000
(4) भू मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजा बोरखेडी,तहसिल नागपूर ग्रामिण,जिल्हा नागपूर,येथील शेतजमीन जिचा खसरा नं. 14,क्षेत्रफळ 1.94 हे.आर,जमा रु. 7.50 वार्षिक,भो. वर्ग-1 हिस्सापुर्ण.((Survey Number : 14 ;))
(5) क्षेत्रफळ	1.9400 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माया राजकुमार काळे वय:-58 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 185, हिंणगा रोड, इंडो कॉन्वेन्ट जवळ, राजेंद्र नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440036 पॅन नं:-AIRPK5087C 2): नाव:-विदेशी दिलीप काळे वय:-35 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 185, हिंणगा रोड, इंडो कॉन्वेन्ट जवळ, राजेंद्र नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440036 पॅन नं:-BSXPK4071K 3): नाव:-शांताराम विठोबा काळे वय:-75 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: मेडीकल कॉलेज रोड जवळ, प्लॉट नं. 56, हनुमान नगर, ताजश्री टीव्हीएस मागे, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:-ABUPK4584G 4): नाव:-अशोक विठोबा काळे वय:-67 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 50, पाण्याच्या टाकीजवळ, वंजारी नगर, अजनी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440003 पॅन नं:-ACXPK3168L 5): नाव:-पुष्पाबाई अजाबराव ठाकरे वय:-69 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 757, उमरेड रोड, सुदामपुरी, मिर्ची बाजार, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:- 6): नाव:-कांता दिनेश काळे वय:-65 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 56, हनुमान नगर, ताजश्री टीव्हीएस मागे, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:-BVJPK1975M 7): नाव:-विद्या नरेश बावनकर वय:-45 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: घर नं. 47, जहेवार सभागृहा मागे, कामगार नगर, सक्करदरा, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:-ALHPB5963B 8): नाव:-शितल निलेश ठाकरे वय:-44 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सारंग एम बिल्डींग, फ्लॅट नं. 201, सिंहगड रोड, नांदेड फाटा, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AYEPT7164J 9): नाव:-नेहा दिनेश काळे वय:-34 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 56, हनुमान नगर, ताजश्री टीव्हीएस मागे, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:-GERPK4275N 10): नाव:-जयश्री यशवंतराव काळे वय:-70 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 56, हनुमान नगर, ताजश्री टीव्हीएस मागे, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440009 पॅन नं:-ASGPK7477D 11): नाव:-राजेश यशवंतराव काळे वय:-49 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॅट नं. ई-903, मोन्ट वर्ट यान्ड, पशान सुतारवाडी, लिंक रोड, साई चौक जवळ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AFIPK3954J

	12): नाव:-निलय यशवंतराव काळे वय:-41 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॅट नं. ई-903, मोन्ट वर्ट ग्रान्ड, पशान सुतारवाडी, लिंक रोड, साई चौक जवळ, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-ANRPK0928P 13): नाव:-प्रांजली धिरज सवाई वय:-46 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 5ए, तुळजाई, डॉ. सवाई मॅटेरिनिटी, चिल्डन हॉस्पिटल, नारायण नगर, रुख्मीनी नगर, अमरावती , महाराष्ट्र, अमरावती. पिन कोड:-444606 पॅन नं:-AVKPS7821G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सहयोग प्रॉपर्टीज तर्फे भागीदर संतुकर मारोतराव हंबर्डे वय:-53; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 08, विष्णुपुरी, इंदिरा निवास, विष्णुपुरी, नांदेड , महाराष्ट्र, नांदेड. पिन कोड:-431601 पॅन नं:-AEYFS1540K 2): नाव:-सहयोग प्रॉपर्टीज तर्फे भागीदर सचिन सुभाषराव चडावार वय:-47; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 25, एल आय सी कॉलनी, देव नगर, अजनी, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440015 पॅन नं:-AEYFS1540K 3): नाव:-सहयोग प्रॉपर्टीज तर्फे भागीदर पवन प्रदिप चडावार वय:-37; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 6, हाऊस नं. 1-7-416, अशोक नगर, तरोडा बि.के., नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं:-AEYFS1540K
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2427/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4146600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.