

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,

Near Madrasi Temple, Near Ramnagar,

NAGPUR-440 033

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

(Circular - 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with Respect to All that piece and parcel of land bearing Plot No. 16, area admeasuring 934.362 Sq.Mtr. being the portion of the entire land bearing Kh. No. 39/1, of Mouza-Dabha, P.H. No. 7, having City Survey No. 238 of Sheet No. 72, bearing Corporation House No. 777/A/16 situated at Ward No. 68, Nagpur within the limits of NMC & NIT, Tahsil and Dist. Nagpur (hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of Shri. Vijay Sheshrao Ronghe thorough power of attorney M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Prerna W/O. Nilesh Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan, Nagpur and following documents i.e.

1) Description Of The Property :

All that piece and parcel of land bearing Plot No. 16, area admeasuring 934.362 Sq. Mtr. being the portion of the entire land bearing Kh. No. 39/1, of Mouza-Dabha, bearing P.H. No. 7, having City Survey No. 238 of Sheet No. 72, bearing Corporation House No. 777/A/16 situated at Ward No. 68, Nagpur within the limits of NMC & NIT, Tahsil and Dist. Nagpur and same is bounded as under.

East	-	Plot No. 17,
West	-	Plot No. 14 & 15
North	-	9.14 Mt Wide Road
South	-	12 Mt Wide Road.

2) Documentsts Of The Allotment Of Plots :- registered Agreement of Development executed by Shri. Vijay S/O Sheshrao Ronghe in favour of M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Prerna W/O. Nilesh Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan, same was duly registered in the office of Sub-Registrar Nagpur-4, at SR. No. 10681/2023, dated 08.12.2023 and registered Power of attorney executed by Shri. Vijay S/O Sheshrao Ronghe in favour of M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Prerna W/O. Nilesh Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan, same was duly registered in the office of Sub-Registrar Nagpur-4, at SR. No. 10682/2023, dated 08.12.2023.

3) 7/12 Extract or property card issued by by City Survye Officer Nagpur-3 of Mouza- Dabha, dated 07.12.2023 as per the Mutation Entry No. 16519, Dated 04.06.2022:

4) Search Report For 30 Years From 27.12.1993 Till 28.12.2023

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the Shri. Vijay Sheshrao Ronghe is clear, marketable, and without any encumbrances.

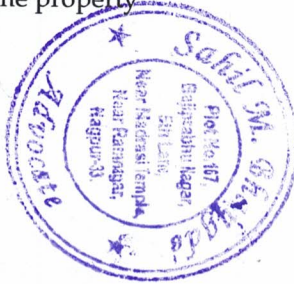
OWNER OF THE LAND : Shri. Vijay Sheshrao Ronghe
Qualifying Comments/Remark (if any) : NA

3/- The report reflecting the flow of the title of the Shri. Vijay Sheshrao Ronghe thorough power of attorney M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Prerna W/O. Nilesh Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan on the said land is enclosed herewith as Annexure.

Encl. : Flow of the title of the present owners of the property

NAGPUR

Date : 28.12.2023



(Signature)

SAHIL M. BHANGDE
Advocate

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

ANNEXURE

FORMAT - A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) That Originally All that piece and parcel of Land bearing Khasra No. 39/1 admeasuring 0.92 Hector R. of Mouza Dabha, P. H. No. 7 in Th. & Dist. Nagpur was owned and possessed by Shri. Shrikrushna s/o. Vishwanathrao Pandit being his ancestral property.
- 2) That Shri. Shrikrushna s/o. Vishwanathrao Pandit had transferred the scheduled land bearing Kh. No. 39/1 admeasuring 0.92 Hector R of Mouza Dabha to 1) Shri. Swami Purnanand Bharti, 2) Shri. Jugalkishore s/o. Jagdishchandra Batra, 3) Shri. Prakash s/o. Dinkarrao Umbarkar, 4) Shri. Sheshrao s/o. Chintamanrao Ronghe, 5) Shri. Bhojraj s/o. Shrawanji Sarode and 6) Shri. Vijay s/o. Raosaheb Sarode by executing a Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 13383(P) dated 16/11/1989.
- 3) That aforesaid six owners prepared a layout of the aforesaid entire land bearing Kh. No. 39/1 admeasuring 0.92 Hector R. and carved out various plots of different sizes therein.
- 4) That in order to avoid any future conflicts, frictions and bitterness amongst the aforesaid six owners and also for the beneficial use and enjoyment of the aforesaid property by each of the six owners in severalty, they have entered into a Memorandum of Understanding, same was executed by the aforesaid six owners on 27/06/1993 before the Hon'ble Notary Shri. S. S. Ghube, and same was duly impounded by the Collector of Stamp, Nagpur City on 08/02/2018.
- 5) That as per the Memorandum of Understanding dated 27/06/1993, Plot No. 5 admeasuring 4140 sq.fts and Plot No. 16 admeasuring 10212 sq.fts. is in the share of Shri. Sheshrao Chintamanrao Ronghe.
- 6) That Shri. Sheshrao Chintamanrao Ronghe had executed his last WILL and TESTAMENT on 05/03/2012 bequeathed his son namely Shri. Vijay Sheshrao Ronghe, the said WILL was registered before the Sub-Registrar Nagpur No. 1, at Sr. No. 1604/2012 dated 05/03/2012.
- 7) That Shri. Sheshrao Chintamanrao Ronghe had left for heavenly abode on 05/05/2016 and his WILL dated 05/03/2012 came into force and effect and as per the WILL, Shri. Vijay Sheshrao Ronghe, become the owner of the schedule Plot No. 5 and Plot No. 16.
- 8) That the Schedule Plot No. 16 was regularized by Nagpur Municipal Corporation, the said plot to the extent of land area admeasuring about 934.362 Sq.Mts. out of 948.873 Sq.Mts. regularized vide its Regularization Letter bearing Permit No. Nagpur Municipal Corporation, Nagpur /ADTP/RL/299 dated 06/03/2020.
- 9) That the Tahsildar, N.A. Nagpur had converted the said Plot No. 16 into Non-Agricultural residential usage by passing the order in Revenue Case No. 40/N.A.P.-34/2020-21 dated 10/08/2020.
- 10) That, Shri. Vijay Sheshrao Ronghe thereafter decided to develop the schedule Plot by constructing a multistoried building thereon and accordingly executed the registered Agreement of Development Sale with M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Purna W/O. Nilesh



Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan, same was duly registered in the office of Sub-Registrar Nagpur-4, at SR. No. 10681/2023, dated 08.12.2023.

- 11) That Shri. Vijay Sheshrao Ronghe thereafter executed the registered irrevocable Power of Attorney thereby constituted and nominated M/S. VARDAN BUILDCON Acting Through Its Partners (1) Smt. Prerna W/O. Nilesh Mahajan (2) Shri. Nilesh S/O. Haribhau Mahajan being their lawful attorney, the said Power of Attorney was duly registered in the office of Sub-Registrar Nagpur-4, at SR. No. 10682/2023, dated 08.12.2023

Sr. No.

- 1) The Akhivpatrika/Property Card of the respective Plot is in the name of present owners, i.e. Shri. Vijay Sheshrao Ronghe.
- 2) Mutation Entry Numbers No. 16519, Dated 04.06.2022.
- 3) Search Report for 30 years from 27.12.1993 Till 28.12.2023 taken from the Sub-Registrar office at Nagpur, vide GRN No. MH013071210202324E dated 28.12.2023
- 4) Any other relevant Title : NA
- 5) Litigation if any : NA

NAGPUR
Date : 28.12.2023



SAHIL M. BHANGDE
Advocate



CHALLAN
MTR Form Number-6



GRN MH013071210202324E		BARCODE		Date 28/12/2023-12:32:58		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)		266	
Type of Payment Search Fee				PAN No.(If Applicable)		AMZPB5432A	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Sahil M Bhangde	
Location NAGPUR							
Year 2023-2024 From 27/12/1993 To 28/12/2023				Flat/Block No.		Plot No. 167	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		Bajiprabhu Nagar	
				Area/Locality		Nagpur	
				Town/City/District			
				PIN		440033	
				Remarks (If Any)			
				Plot 16 Kh No 39/1 Mouza Dabha P H 7 City Survey 238 Sheet 72			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572023122840477		IK0COTIXW5	
Cheque/DD No.				Bank Date		RBI Date	
				28/12/2023-12:24:35		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 : Mobile No. : 9226770440
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 नमुद कारणासाठीच लागू आहे .इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .