Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur, and is bounded as under –

ON THE EAST - Part Of Kh. No. 209/1
ON THE WEST - Kh. No. 209/3
ON THE NORTH - Road
ON THE SOUTH - Suman Vihar

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur, and following documents i.e:-

1) **Description of the property.**

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

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2) The documents of allotment of plot.

A. Sale Deed dated 28/12/1989 executed by Shri Keshavrao Jangluji Makde, Nagpur in favour of Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg in respect of land admeasuring 2.25 Hectares i.e about 5.56 Acres (Western Portion) Khasara No. 209, Patwari Halka No. 78 registered in the Office of the Joint Sub Registrar Nagpur-1 on even date at Sr. No. 5623(P), Volume No. 214, Pages 16 to 24 in Addl. Book No.1.

B. Sale Deed dated 28/12/1989 executed by Shri Keshavrao Jangluji Makde, Nagpur in favor of Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg in respect of land admeasuring 1.79 Hectares i.e about 4.44 Acres (Eastern Portion) Khasara No. 209, Patwari Halka No. 78 registered in the Office of the Joint Sub Registrar Nagpur-1 on even date at Sr. No. 1, Volume No. 215, Pages 88 to 96 in Addl. Book No.1.

C. Application filed by the owners bearing case no. RMK/18/L/I/D98/92-93 in respect of conversion of the aforementioned land from Class-II to Class-I and by virtue of order passed by Sub Divisional officer, Nagpur dated 18/12/1992 the said land has been converted from Class-II to Class-I.

D. Sale Deed dated 26/06/1999 executed by Shri Janak S/o Hazarilal Garg, Smt Madhu W/o of Janak Garg, Shri Prabhat S/o Janak Garg, Shri. Vikas S/o Janak Garg, Smt Chandana D/o Janak Garg in respect of land admeasuring about 2 Acres / 0.89 Hectare bearing Khasara No. 209/2, Patwari Halka No. 15 in favor of MHKS Amin Transport Pvt Ltd; through its Director Shri Zamin Amin S/o Mohsin Ali R/o Nagpur which was duly registered in the Office of the Joint Sub Registrar Nagpur-1 bearing Sr. No. 6311/1999.

E. Sale Deed dated 17/02/2000 executed by Shri Janak S/o Hazarilal Garg, Smt Madhu W/o of Janak Garg, Shri Prabhat S/o Janak Garg, Shri. Vikas S/o Janak Garg, Smt Chandana D/o Janak Garg in respect of land admeasuring about 3 Acres / 1.21 Hectare bearing Khasara No. 209/3, Patwari Halka No. 15 in favor of Shri Gyanchand Dhanrajji Ostwal and Smt Chanda W/o Gyanchand Ostwal R/o Nagpur which was duly registered in the Office of the Joint Sub Registrar Nagpur-1 bearing Sr. No. 1665/2000.

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F. Sale Deed dated 29/10/1998 executed by Shri Janak S/o Hazarilal Garg, Smt Madhu W/o of Janak Garg, Shri Prabhat S/o Janak Garg, Shri. Vikas S/o Janak Garg, Smt Chandana D/o Janak Garg in favor of Opal Enterprises Pvt. Ltd. admeasuring 20,000 Sq Ft / 0.185 Hectare which is part & parcel of Khasara No. 209/1, duly registered in the office of Sub-Registrar Kamptee at Serial No. 6520/1998.

G. Notarized will dated 19/03/2003 executed Shri Janak S/o Hazarilal Garg.

H. Sale Deed dated 20/10/2006 executed by Smt Madhu Wd/o of Late Janak Garg, Shri Prabhat S/o Janak Garg, Shri. Vikas S/o Janak Garg, Smt Chandana D/o Janak Garg through her registered Power Of Attorney holder Smt Madhu Wd/o Late Janak Garg in favor of Opal Enterprises Pvt. Ltd., Nagpur through its Director Shri Gagan Paul R/o Nagpur admeasuring 23,560 Sq Ft / 0.218 Hectare which is part & parcel of Khasara No. 209/1, duly registered in the office of Sub-Registrar Kamptee at Serial No. 4292/2006 respectively.

I. Registered Will Deed dated 03/12/2013 executed by Smt Madhu Wd/o of Late Janak Garg duly registered in the office of Sub-Registrar Office No. 3 Nagpur at Serial No. 6478/2013.

J. Deed Of Partition dated 12/08/2014 executed between Smt Madhu Wd/o Late Janak Garg, Shri Prabhat S/o Late Janak Garg, Shri Vikas S/o Late Janak Garg, Smt Chandana D/o Late Janak Garg after the death of Shri Janak Garg dated 17/08/2005 which is registered in the office of Kamptee Sub-Registrar Nagpur at Serial No. 4929/2014 on dated 12/08/2014.

K. Registered Gift Deed executed by Shri Prabhat S/o Late Shri Janak Garg in favour of Shri Vikas S/o Late Janak Garg for 34,848 Sq Ft / 0.323 Hectare which is registered in the office of Kamptee Sub-Registrar Nagpur at Serial No. 6977/2023 on Dated 22/12/2023.

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.

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I am of the opinion there is no litigation is pending in respect of

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

in any court or before any authority.

That the title of

Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg, for

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

is clear, Marketable and without any encumbrances.

Owners of the Land

Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg, for

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

The report reflecting the flow of the title of

Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg, for

ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plotable area adm. 8023.55 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

is enclosed herewith as annexure.

REMARKS : Smt. Chandana Janak Garg have executed a General Power of Attorney in favour of Shri Prabhat Janak Garg dated 13/11/2023 bearing Serial No. 5962.

ENCL : ANNEXURE

Date : 28/03/2024

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Ashwin R. Patil
ADVOCATE

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) Ferfar Entry No.21110 dated 28/10/2023

NARRATION ON FLOW OF TITLE:

Whereas, all that piece and parcel of land admeasuring 3.50 Acres being part & parcel of Khasara No. 209/1, Patwari Halka No.78, Mouza- Bhilgaon, Tehsil Kamptee, District Nagpur, originally belongs to Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg of Nagpur and their name is mutated in the revenue records.

Whereas, all that piece and parcel of land admeasuring 0.50 Acre being part & parcel of Khasara No. 209/1, Patwari Halka No. 78, Mouza- Bhilgaon, Tehsil Kamptee, District Nagpur, originally belongs to Shri Vikas Janak Garg of Nagpur and his name is mutated in the revenue records.

That Shri Keshavrao Jangluji Makde sold the aforesaid lands to Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg (Eastern And Western Portion), a total of 10 Acres bearing Khasara No. 209 vide Sale Deeds dated 28/12/1989 and 01/01/1990 respectively which is duly registered in the Office of the Joint Sub Registrar Nagpur-1. Thus, Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg became the absolute owner of the abovementioned lands and their names have been muted in the revenue records respectively.

That Sale Deed dated 30/06/1999 executed by Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg in respect of land admeasuring about 2 Acres / 0.89 Hectare Khasara No. 209/2, Patwari Halka No. 78 in favor of Amin Transport Pvt Ltd, through its Director Shri Zamin Amin S/o Mohsin Ali R/o Nagpur which was duly registered in the Office of the Joint Sub Registrar Nagpur-1 bearing Sr. No. 6311/1999.

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That Sale Deed dated 23/02/2000 executed by Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg in respect of land admeasuring about 3 Acres / 1.21 Hectare Khasara No. 209/3, Patwari Halka No. 78 in favor of Shri Gyanchand Dhanrajji Ostwal and Smt Chanda Gyanchand Ostwal R/o Nagpur which was duly registered in the Office of the Joint Sub Registrar Nagpur-1 bearing Sr. No. 1665/2000.

That Sale Deed dated 29/10/1998 and dated 20/10/2006 executed by Shri Janak Hazarilal Garg, Smt Madhu Janak Garg, Shri Prabhat Janak Garg, Shri Vikas Janak Garg And Smt Chandana Janak Garg in respect of land admeasuring about 20,000 Sq Ft / 0.185 Hectare and 23,560 Sq Ft / 0.218 Hectare which is part & parcel of Khasara No. 209/1, Patwari Halka No. 78 in favor of Opal Enterprises Pvt Ltd, Nagpur through its director Shri Gagan Paul R/o Nagpur which was duly registered in the Office of the Joint Sub Registrar Nagpur-1 bearing Sr. No. 6520/1998 and 4292/2006 respectively.

That a notarized Will Deed executed by Shri Janak Garg on dated 19/03/2003 before his death in which he has declared his wish and desire to give his share, interest and title as mentioned in the said Will Deed as follows:

1. 34,848 Sq Ft / 0.323 Hectare to Shri Vikas S/o Late Shri Janak Garg.
2. 34,848 Sq Ft / 0.323 Hectare to Shri Prabhat S/o Late Shri Janak Garg.
3. 42,848 Sq Ft / 0.398 Hectare to Smt Chandana D/o Janak Garg.
4. 61,696 Sq Ft / 0.5731 Hectare to Smt Madhu W/o Late Shri Janak Garg.

That a registered Will Deed dated 03/12/2013 executed by Smt Madhu Wd/o of Janak Garg which is duly registered in the office of Sub-Registrar Office No. 3 Nagpur at Serial No. 6478/2013.

That, thereafter, Deed Of Partition executed between Smt Madhu Wd/o of Janak Garg, Shri Prabhat S/o. Janak Garg, Shri Vikas S/o Janak Garg, Smt. Chandana D/o Janak Garg after the death of Shri Janak Garg on dated 17/08/2006 which is registered in the office of Kamptee Sub-Registrar Nagpur at Serial No. 4929/2014 on dated 12/08/2014 and their names has been muted in the revenue records respectively.

That, thereafter, Smt Madhu Wd/o Janak Garg also left for heavenly abode on dated 13/05/2021 and as per the registered Will Deed executed by Smt Madhu Wd/o Janak Garg Shri Prabhat S/o Janak Garg became the absolute owner in respective share of Late Smt Madhu Janak Garg.

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That, thereafter, Shri Prabhat S/o Late Shri Janak Garg executed a Registered Gift Deed of his share of land in favour of Shri Vikas S/o Late Janak Garg for 34,848 Sq Ft / 0.323 Hectare which is registered in the office of Kamptee Sub-Registrar Nagpur at Serial No. 6977/2023 on Dated 22/12/2023.

Whereas Shri Prabhat Janak Garg, Shri Vikas Janka Garg and Shri Chandana Prabhat Garg are the Lawfull owner of the ALL THAT piece and parcel of land admeasuring 3.20 Acres (Total Plot area adm. 12800 Sq. Mtr. as per Sanction Map dated 08/12/2023) being part & parcel of Khasara No. 209/1(Part), Mouza- Bhilgaon, Tehsil- Kamptee, District Nagpur

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Date : 28/03/2024

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