SHARAD V. BHUSARI
M.com. LL.B.
ADVOCATE

OFFICE:- F-108 YASH COMPLEX, DIGHORI, VAIBHAV NAGAR, TELEPHONE NAGAR SQ.,UMRED ROAD, NAGPUR.-34
Mob.No.9975849034 Email: sharadbhusari14@gmail.com
DBA Office : Room No. 309, Nyay Mandir, Nagpur

Ref:-

Date:-24-05-2024

FORMAT-A

(Circular No. 28/2021)

To,
The MahaRERA,
6&7th Floor, Housfin Bhavan, Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra(E), Mumbai-4000051.

The MahaRERA,
Administrative Building No. 1,
Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to Field Khasara/Survey/Upavibhag No. 5, Area 1.02 H.R., Revenue Akar Rs. 4.51, Class-I, Khata No. 1425185, P.H. No. 37, situated at Mauza- Vihirgaon, Taluka-Nagpur(Gramin) and District Nagpur. (Hereinafter referred as the "Said Field")

I have investigated the title of the said field on request of **OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008.** and following documents i.e.

A) Sale Deed No. Sr. No. NGN(Gr.)10/1778/2023 dated 17/03/2023
B) The 7/12 Extract, Dt.21/05/2024
C) The 8A Extract, Dt. 21/05/2024
D) The Mutation Extract Dt. 30/04/2023

1) DESCRIPTION OF PROPERTY

All that piece and parcel of land within the limits of Nagpur Gramin,NMRDA, **Khasara/Survey/Upavibhag No. 5 Area 1.02 H.R.,** Revenue Akar Rs. 4.51, Class-I, Khata No. 1425185 ,P.H.No.37, situated at **Mauza- Vihirgaon,** Taluka-Nagpur(Gramin) and District Nagpur.

which is bounded as under -

On East by	- Khasara/Bhumapan No. 8
On West by	- Khasara/Bhumapan No. 6
On North by	- Khasara/Bhumapan No. 4
On South by	- Khasara/Bhumapan No. 7

2) The Documents of Allotment of said Field

A) A Sale Deed No. Sr. No. NGN(Gr.)10/1778/2023, in Book No.1 Total Page No. 1 to 38. dated 17/03/2023. which is registered in the office of sub reg. Nagpur-10.

3) Copy of Property card i.e. 7/12 Extract, Gav Namuna 8-A and Ferfar Nondvahi copy issued by Talathi/Revenue Office of P.H. No.37, Vihirgaon, Tq. Nagpur(Gr.) Dist-Nagpur. dated 21/05/2024, Mutation Entry No. 1712 Dated 30/04/2023.

4) Search report for 30 Years from 1995 to 2024

• Necessary search fee of Rs. 750/- paid vide e-Callan No. MH002485730202425E dated 24/05/2024, the original e-Challan is enclosed herewith.

5) That, the links in the chain 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 **OM SAI HOUSING AGENCY**

THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008. Is clear, marketable and without any encumbrance.

Owners of the land

1. **OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008.,** is the owner of the Khasara/Survey/Upavibhag No. 5 Area 1.02 H.R., Revenue Akar Rs. 4.51, Class-I, Khata No. 1425185 ,P.H.No.37, situated at Mauza- Vihirgaon, Taluka- Nagpur(Gramin) and District Nagpur.
2. **Qualifying comments/remarks if any-**
   Property is clear and marketable.

6) The report reflecting the more than 13 yrs flow of the title of : **OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008.,**
on the said land is enclosed herewith an annexure.

Encl: Annexure on separate sheet.

Nagpur
Date : 24/05/2024

Sharad V. Bhusari
Advocate
Adv. Sharad V. Bhusari
M.Com.,LL.B
R.No.MAH/6921/2010
Office-F-108, Yash Complex,
Telephone Nagar Sq. Umred Road
Dighori, Nagpur-34
Mob 9975849034

SHARAD V. BHUSARI
M.com. LL.B.
ADVOCATE

OFFICE:- F-108 YASH COMPLEX, DIGHORI, VAIBHAV NAGAR, TELEPHONE NAGAR SQ.,UMRED ROAD, NAGPUR.-34
Mob.No.9975849034 Email: sharadbhusari14@gmail.com
DBA Office : Room No. 309, Nyay Mandir, Nagpur

Ref:-

Date:-24-05-2024

FORMAT-A

(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) That the Survey/ Khasara No.5 having area 1.02 H.R. at Mauza-Vihirgaon, Taluka-Nagpur(Gramin) and District Nagpur. Was owned by Mr. Mahesh S/o Manoharrao Gudadhe R/o Plot no. 11, Near Gudadhe Sabhagruh, Bhamti, Nagpur-440022

However, they sold, the above mentioned field survey No. 5 this field area 1.02 H.R. to the present owner OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008. By sale deed Sr. No. NGN(Gr.)10/1778/2023, in Book No.1 Total Page No. 1 to 38. dated 17/03/2023. which is registered in the office of sub reg. Nagpur-10, the same has been mutated in its name accordingly in revenue record of Mauza Vihirgaon, Taluka-Nagpur(Gramin) and District Nagpur on Khata entry No. 1425185.

Hence the present transferors are the exclusive owner and possessor of the said property as described above.

2) The 7/12 extract as on date of application for registration are in the name of present owner **OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR, Office At. Shop No. F/2, Mahakalkar Building, Opposite Central Bank, Umred Road, Dighori, Nagpur-440008.**

3) The mutation entry bearing No. 1712 dated 30/04/2023 , in the name of OM SAI HOUSING AGENCY THROUGH IT'S PARTNERS 1)MR. AVINASH S/O KISHOR PIKALMUNDE & 2) MR. YOGESHWAR S/O HANUMAN THAWKAR.

4) Search report for 30 years from 1995 to 2024 Taken from Sub-registrar, office at Nagpur No.10, vied e-Challan No. MH002485730202425E dated 24/05/2024 and Revenue Office of Vihirgaon P.H.No. 37. Nagpur Gramin.

5) Any other relevant title:-

- No.

6) Litigation if any:-

- Not on record.

Nagpur

Date : 24/05/2024

Sharad V. Bhusari

Advocate
Adv. Sharad V. Bhusari
M.Com.,LL.B
R.No.MAH/6921/2010
Office-F-108, Yash Complex,
Telephone Nagar Sq. Umred Road
Dighori, Nagpur-34
Mob :9975849034

CHALLAN

MTR Form Number-6

GRN	MH002485730202425E	BARCODE		Date	24/05/2024-13:05:40	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Adv. Sharad V Bhusari
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332024052414532	2870543142
Bank Date	RBI Date	24/05/2024-13:07:17	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9975849034

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 24-05-2024 01:07:30