

NANDLAL ALWANI

Advocate

Nyaymandir Room No.812

B.Com, L.L.B.

Res.Off : Plot No. 180.

**Near National File
Factory, Behind Ahuja,
Paper mart, Main
bazaar Nagpur-440014
Mob no. 9823164104**

FORM – A

(Circular No. 28/2021)

To,

Maha RERA

6 & 7th Floor, Housfin Bhavan,

Plot No.C-21, E-Block,

Bandra Kurla Complex,

Bandra (East),

MUMBAI – 400 051.

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to ALL THOSE pieces and Parcels of Non-Agricultural land bearing khasra no. 16/2 admeasuring 1.69 HR being the portion of entire land bearing survey no. 16/2, P.H.N.69, of Mouza – Khadki, situated at Tah. Hingna, Dist. Nagpur, within the limits of Gram Panchayat Samiti Hingna, Tahsil - Hingna & Dist. Nagpur.

I have investigated the title of the said Layout on the request of the **Shri Ramesh Pandurang Bagde**, (Name of owners / promoters / developers / Company) and following documents i.e.

1) **Description of the Property:**

ALL THOSE pieces and Parcels of Non-Agricultural land bearing khasra no. 16/2 admeasuring 1.69 HR being the portion of entire land bearing survey no. 16/2, P.H.N.69, of Mouza – Khadki, situated at Tah. Hingna, Dist. Nagpur, within the limits of Gram Panchayat Samiti Hingna, Tahsil - Hingna & Dist. Nagpur.

2) **The Document of Purchase of Land :** purchased vide Sale Deed bearing No. 5835/2019 dated 25/10/2019 Registered with Sub Registrar Hingna and purchase from shri Krupakar Moreshwar Kunghatkar.

3) 7/12 Extract for Property issued by Tahasildar Hingna, Dist. Nagpur Mutation Entry No.: 974, dated 20 / 11/2019

4) Search Report for 30 years from 1995 to 2024.

2) On perusal 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the Land

ALL THOSE pieces and Parcels of Non-Agricultural land bearing khasra no. 16/2 admeasuring 1.69 HR being the portion of entire land bearing survey no. 16/2, P.H.N.69, of Mouza – Khadki, situated at Tah. Hingna, Dist. Nagpur, within the limits of Gram Panchayat Samiti Hingna, Tahsil - Hingna & Dist. Nagpur.	Shri Ramesh Pandurang Bagde
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i) Qualifying comments / remarks if any No Comments

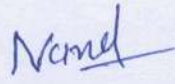
In accordance with the available search from the online portal the Title of shri Ramesh Pandurang Bagde on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the **Shri Ramesh Pandurang Bagde (Owners/Promoters/ developers / Company)** on the **said land is enclosed herewith as annexure.**

Encl : Annexure

Nagpur

Dated : 18/03/2024


NANDLAL ALWANI
Advocate

FORMAT – A

(Circular No.28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. Property Card (7/12) of Kh.No.16/2, issued by Tahsildar Hingna, Dist. Nagpur as on date of application for registration.

The name of : **Shri Ramesh Pandurang Bagde** is recorded in property Card (7/12) of Kh.No.16/2 issued by Tahsildar Hingna, Dist. Nagpur in respect of property comprising of ALL THOSE pieces and Parcels of Non-Agricultural land bearing khasra no. 16/2 admeasuring 1.69 HR being the portion of entire land bearing survey no. 16/2, P.H.N.69, of Mouza – Khadki, situated at Tah. Hingna, Dist. Nagpur, within the limits of Gram Panchayat Samiti Hingna, Tahsil - Hingna & Dist. Nagpur.

2. Mutation Entry :

Property Card (7/12) of Kh.No. 16/2, issued by Tahsildar Hingna, Dist. Nagpur revealed that, **Shri Ramesh Pandurang Bagde** vide Mutation entry No. 974 Dated 20/11/2019 is recorded owner of the said non agriculture land of 1.69 HR.

3. Search Report for 30 years from 1995 to 2024 taken from Sub Registrar Office at Hingna, Dist. Nagpur.

ALL THOSE pieces and Parcels of Non-Agricultural land bearing khasra no. 16/2 admeasuring 1.69 HR being the portion of entire land bearing survey no. 16/2, P.H.N.69, of Mouza – Khadki, situated at Tah. Hingna, Dist. Nagpur, within the limits of Gram Panchayat Samiti Hingna, Tahsil - Hingna & Dist. Nagpur belongs to **Shri Ramesh Pandurang Bagde** as a recorded owner thereof.

That for the purpose of verification of title the following documents relating to said property are provided to us.

- i) Property Card (7/12) of Kh.No. 16/2
- ii) Sale Deed Dated 25/10/2019 in favour of **Shri Ramesh Pandurang Bagde** by Shri Krupakar Moreshwar Kunghatkar.
- iii) N.A. order issued by Collector Nagpur dated 07/12/2020 bearing N.A Case no. Ra.Ma.Kr 157/NAP-34/Mouza-Khadki/2019-20 in revenue case no. Ra.Ma.Kr 157/NAP-34/Mouza-Khadki/2019-20, Mouza: Khadki, Tah. Hingna, Dist - Nagpur.
- iv) N.A Case no. Ra.Ma.Kr 157/NAP-34/Mouza-Khadki/2019-20, Mouza-Khadki, Collector Nagpur, dated 07/02/2020.

THAT, ALL the aforesaid documents produced before by **Shri Ramesh Pandurang Bagde** to me for security and examination are photocopies. It is necessary to verify original copies in 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. Whereby his ownership rights are affected diluted or third party interest is created.

THAT I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in by giving inputs of Khasra Nos. 16/2 of Mouza: Khadki, Tah. Hingna District Nagpur for the period of 30 years (i.e. 1995 to 2024)

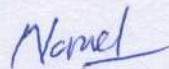
THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4. Any other relevant Title: N.A.

5. Litigation if any: N.A.

Nagpur

Dated : 18/03/2024


NANDLAL ALWANI
Advocate