

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastrilassociates@gmail.com

G2-2425-0720

FORMAT - A (Circular No: - 28 / 2021)

To

MahaRERA

6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**NARMADA VIHAR-7**" on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 14/4/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 0.94 Hectare (i.e. 9400.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Isasani, in Tahsil - Hingna and District - NAGPUR.

1} We have investigated the title of the said property on the request of (1) **SHRI. RITESH S/o RADHESHYAM SHARMA**, (2) **SHRI. ADITYA S/o RITESH SHARMA**, (3) **SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, All Residents of Plot No. 218, Shankar Nagar, Nagpur-440010, Tahsil and District - NAGPUR, All acting under the constituted Association of Person (AOP) namely **M/S. SHARMA DEVELOPERS**, having its Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, tahsil and District-NAGPUR and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 14/4/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 0.94 Hectare (i.e. 9400.00 Sq. Mtrs.), held in



occupancy Class - 1 Rights, situated at Village - Isasani, in Tahsil - Hingna and District - NAGPUR.

II) The Document of Ownership of Khasra/Survey No. 14/4/1.

- (a) 7/12 Extracts Issued by Talathi, Hingna.
- (b) Copy of Partition Deed of Kh. No. 14/1, dated 11-07-2014, Registration No. 3106, SRO-Hingna.
- (c) Copy of Sale Deed of Kh. No. 14/4, dated 01-08-2023, Registration No. 6245, SRO-Hingna.
- (d) Copy of Gift Deed of Kh. No. 14/4/1, dated 12-02-2024, Registration No. 1387, SRO-Hingna.
- (e) Copy of NA Order dated 04-04-2024.
- (f) Tentative Sanctioned Layout Plan Dated 05-02-2024.

II) 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, We are of the opinion that the title **(1) SHRI. RITESH S/o RADHESHYAM SHARMA, (2) SHRI. ADITYA S/o RITESH SHARMA, (3) SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, All acting under the constituted Association of Person (AOP) namely **M/S. SHARMA DEVELOPERS**, having it Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, tahsil and District - NAGPUR, is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 14/4/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 0.94 Hectare (i.e. 9400.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Isasani, in Tahsil - Hingna and District - NAGPUR.	(1) SHRI. RITESH S/o RADHESHYAM SHARMA, (2) SHRI. ADITYA S/o RITESH SHARMA, (3) SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA , All acting under the constituted Association of Person (AOP) namely M/S. SHARMA DEVELOPERS , having it Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, tahsil and District-NAGPUR.
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Qualifying comments/ remarks if any

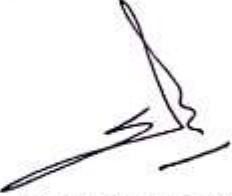
In accordance with the available search from the online portal the Title of the said owners namely **(1) SHRI. RITESH S/o RADHESHYAM SHARMA, (2) SHRI. ADITYA S/o RITESH SHARMA, (3) SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, All acting under the constituted Association of Person (AOP) namely **M/S. SHARMA DEVELOPERS**, having it Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, tahsil and District-NAGPUR, on the said land is good, valid, marketable, clear and salable.



3} The report reflecting the flow of the title of the said owners namely **(1) SHRI. RITESH S/o RADHESHYAM SHARMA, (2) SHRI. ADITYA S/o RITESH SHARMA, (3) SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA,** All acting under the constituted Association of Person (AOP) namely **M/S. SHARMA DEVELOPERS,** having it Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, Tahsil and District - NAGPUR on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 26-07-2024




(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Hingna as on date of application for registration -

The names of (1) **SHRI. RITESH S/o RADHESHYAM SHARMA**, (2) **SHRI. ADITYA S/o RITESH SHARMA**, (3) **SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, are recorded in the Property Card (7/12 Extract) issued by Talathi, Hingna in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey No. 14/4/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 0.94 Hectare, held in occupancy Class - 1 Rights, situated at Village - Isasani, in Tahsil - Hingna and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Hingna of Survey / Khasra / Gut No. 14/4/1 reveal that vide Mutation / Ferfar Entry No. 7681 dated 04-03-2024, the names of (1) **SHRI. RITESH S/o RADHESHYAM SHARMA**, (2) **SHRI. ADITYA S/o RITESH SHARMA**, (3) **SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, are recorded as Owners of the said land.

- 3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

- (i) **THAT, ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 14/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 1.88 Hectare, Rental Rs. 7.02 Yearly, held in Occupancy Class -1 Rights, Khate No. 92 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Isasani, within the limits of the Grampanchayat Isasani in Tahsil - Hingna and District NAGPUR, Originally belonged to (i) Smt. Pratibha Niraj Nagrare, (ii) Shri. Pratik Niraj Nagrare, (iii) Mrs. Ashwini Rahul Gajbhiye and (iv) Shri. Dhiraj Vishwanath Nagrare, as a recorded Co-owners thereof being their ancestral property and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 120 dated 01-07-2014.**
- (ii) **THAT, for better utilization of the property separately, the aforesaid (i) Smt. Pratibha Niraj Nagrare, (ii) Shri. Pratik Niraj Nagrare, (iii) Mrs. Ashwini Rahul Gajbhiye and (iv) Shri. Dhiraj Vishwanath Nagrare lateron by a Deed of Partition Dated 11-07-2014 partitioned their aforesaid joint property in between**



them and in terms of which ALL THAT Piece and Parcel of land having an area of 0.94 Hectares comprising the NORTHERN PORTION of the entire land Survey / Khasra / Gut No. 14/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 1.88 Hectare, Rental Rs. 7.02 Yearly, held in Occupancy Class -1 Rights, Khate No. 92 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Isasani, within the limits of the Grampanchayat Isasani in Tahsil - Hingna and District NAGPUR is allotted to the exclusive share of (I) Smt. Pratibha Niraj Nagrare, (II) Shri. Pratik Niraj Nagrare, (III) Mrs. Ashwini Rahul Gajbhiye absolutely forever with heritable and transferable rights therein AND the land having an area of 0.94 Hectares comprising the SOUTHERN PORTION of the entire land Survey / Khasra / Gut No. 14/1 of MOUZA - ISASANI is allotted to the exclusive share of Shri. Dhiraj Vishwanath Nagrare absolutely forever with heritable and transferable rights therein and the said Partition Deed is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 3106 on 15-07-2014 and the said portion of land having an area of 0.94 Hectares was renumbered as Khasra No. 14/4 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 7574 Dated 18-04-2023.

(iii) **THAT**, the aforesaid Shri. Dhiraj Vishwanath Nagrare lateron transferred/sold ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 14/4 of MOUZA - ISASANI, P.S.K. 46 having an area of 0.94 Hectare, Rental Rs. 3.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Isasani in Tahsil - Hingna and District - NAGPUR in favour of Shri. Ritesh Radheshyam Sharma, by a Sale Deed dated 01-08-2023, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 6245 on even date and the said portion of land having an area of 0.94 Hectares was renumbered as Khasra No. 14/4/1 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 7656 Dated 15-12-2023.

(iv) **THAT**, the aforesaid Shri. Ritesh Radheshyam Sharma lateron Gifted the property comprising ALL THAT Piece and Parcel of land having a total area of 0.705 Hectares out the entire land Survey / Khasra / Gut No. 14/4/1 of MOUZA - ISASANI, P.S.K. 46, having an area of 0.94 Hectare, Rental Rs. 2.82 Yearly, held in Occupancy Class -1 Rights, Khate No. 1837 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Isasani, within the limits of



the Grampanchayat Isasani in Tahsil - Hingna and District NAGPUR, in favour of (I) Mrs. Shweta Ritesh Sharma (i.e. 0.235 Hectares), (II) Shri. Aditya Ritesh Sharma (i.e. 0.235 Hectares) and (III) Shri. Raghav Ritesh Sharma (i.e. 0.235 Hectares) thus totaling to 0.705 Hectares, by a Gift Deed dated 12-02-2024, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 1387 on even date. And the remaining portion having an area of 0.235 Hectares belongs to Shri. Ritesh Radheshyam Sharma. As a result, therefore, the said Shri. Ritesh Radheshyam Sharma (i.e. 0.235 Hectares), Mrs. Shweta Ritesh Sharma (i.e. 0.235 Hectares), Shri. Aditya Ritesh Sharma (i.e. 0.235 Hectares) and Shri. Raghav Ritesh Sharma (i.e. 0.235 Hectares) are the joint owners and in possession of their respective share in the said Survey/Khasra/Gut No. 14/4/1, having a total area of 0.94 Hectare with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 7681 dated 04-03-2024.

- (v) **THAT**, the aforesaid land bearing Khasra No. 14/4/1 of MOUZA - ISASANI is converted for Non-Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 04-04-2024 passed in Revenue Case No. 46/NAP-34/Mouza-Isasani/2023-24.
- (vi) **THAT**, the aforesaid (1) **SHRI. RITESH S/o RADHESHYAM SHARMA**, (2) **SHRI. ADITYA S/o RITESH SHARMA**, (3) **SHRI. RAGHAV S/o RITESH SHARMA & (4) MRS. SHWETA W/o RITESH SHARMA**, All acting under the constituted Association of Person (AOP) namely **M/S. SHARMA DEVELOPERS**, having its Registered office at 143, Indu Enclave, First Floor, Shankar Nagar, Nagpur-10, tahsil and District-NAGPUR later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**NARMADA VIHAR-7**" and the said layout is Tentatively sanctioned and approved by Nagpur Metropolitan Region Development Authority vide its Approval No. NMRDA/LT/2024/APL/00257 dated 05-02-2024.
- (vii) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-
- (a) 7/12 Extracts issued by Talathi, Hingna.
- (b) Copy of Partition Deed of Kh. No. 14/1, dated 11-07-2014 executed between (i) Smt. Pratibha Niraj Nagrare, (ii) Shri. Pratik Niraj Nagrare, (iii) Mrs. Ashwini Rahul Gajbhiye and (iv) Shri. Dhiraj Vishwanath Nagrare, Registration No. 3106, SRO-Hingna.



- (c) Copy of Sale Deed of Kh. No. 14/4, dated 01-08-2023 executed by Shri. Dhiraj Vishwanath Nagrare in favour of Shri. Ritesh Radheshyam Sharma, Registration No. 6245, SRO-Hingna.
- (d) Copy of Gift Deed of Kh. No. 14/4/1, dated 12-02-2024 executed by Shri. Ritesh Radheshyam Sharma in favour of (i) Mrs. Shweta Ritesh Sharma, (ii) Shri. Aditya Ritesh Sharma and (iii) Shri. Raghav Ritesh Sharma, Registration No. 1387, SRO-Hingna.
- (e) Copy of NA Order dated 04-04-2024.
- (f) Tentative Sanctioned Layout Plan Dated 05-02-2024.

THAT, all the aforesaid documents produced before us for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

(viii) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 14 MOUZA : ISASANI, Tahsil - Hingna, District-NAGPUR for the period of 30 (Thirty) years (i.e., from 1995 to 2024 by depositing necessary Search Fees online with the depart of Registration vide GRN No. M003211960202425E, dated 07-06-2024, i.e., for the period of 1995 to 2006 and GRN No. MH003208849202425E, dated 07-06-2024, i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(ix) **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} Litigations if any:- N. A.

Date: 26-07-2024




(SANDEEP SHASTRI)
Advocate

MH003208849202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Jun 2024	Receipt	Receipt no.: 1113478074
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Isasani Ta.sa.kra.46 S.No/CTS No/G.No. : 14
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH003208849202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		





MH003211000202425E		BARCODE		Date 07/06/2024-16:53:16		Form ID	
Payment Inspector General Of Registration Search Fee Other Items				Payer Details TAX ID / TAN (If Any) PAN No.(If Applicable)			
Name HGN_HINGNA SUB REGISTRAR on NAGPUR				Full Name		BANDEEP ANANT SHASTRI	
2024-2025 One Time				Flat/Block No.		.	
Account Head Details			Amount In Rs.	Premises/Building		MOUZA ISABANI	
72201 SEARCH FEE			300.00	Road/Street		NAGPUR	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 1 1 1 0	
				Remarks (If Any)			
				SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 14			
				Amount In Three Hundred Rupees Only			
			300.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				69103332024000717654		2872842806	
Bank				Bank Date		RBI Date	
Bank Branch				07/06/2024-16:54:51		Not Verified with RBI	
Branch				IDBI BANK			
Scroll No. , Date				Not Verified with Scroll			

ment ID : 9850361454
 * This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 * इस चालन वैध है केवल कारणों में से किसी एक के लिए। अन्य कारणों के लिए या अनपंजीकृत दस्तावेज के लिए यह वैध नहीं है।

