

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur, and bounded as under.

TO THE EAST :Kh. No. 139/2

TO THE WEST :Kh. No. 138,

TO THE NORTH :Khasra Boundary,

TO THE SOUTH : Road.

**Total Platable area admeasuring 17971.840 Sq. Mtrs.forKh. No. 139/1/A as per
Sanction Map dated 24/08/2023**

I have investigated the title of the said Land on the request of Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur

**Total Platable area admeasuring 17971.840 Sq. Mtrs..forKh. No. 139/1/A as per
Sanction Map dated 24/08/2023**


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2) The documents of allotment of plot.

1. Copy of 7/12 extract issued by Talathi, Nagpur (Rural).
2. Copy of sale deed dated 22/05/1995.
3. Copy of Sale Deed dated 09/03/2001.
4. Copy of N. A. order dated 10/03/2023.
5. Copy of sanctioned Plan dated 24/08/2023.
- 6 Copy of Agreement for development dated 21/09/2023.

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, 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.

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

ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur

in any court or before any authority.

That the title of

Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya, for

- i) ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur

is clear, Marketable and without any encumbrances.


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Owners of the Land

Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya,
for

- i) ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur

The report reflecting the flow of the title of

Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya,
for

- ii) ALL THAT piece and parcel of land bearing Survey/Kh. No. 139/1/A, admeasuring about 3.41 Hectares, Land Revenue assessments Rs.9.45 per year with Occupancy Class I Bhumiswami rights, bearing P. H. No. 53, situated at MOUZA: BAJARGAON, Tahsil: Nagpur (Rural) and District: Nagpur.

**Total Plotable area admeasuring 17971.840 Sq. Mtrs..forKh. No. 139/1/A as per
Sanction Map dated 24/08/2023**

is enclosed herewith as annexure.

REMARKS :

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- (iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.
- (iv) There is no addition/correction/modification made by hand in this entire report at any place.

ENCL : ANNEXURE

Date : 10/06/2024


ASHWIN R. PATIL
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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) Mutation Entry No. (1) vide Ferfar No. 712 dated 15/07/2021

NARRATION ON FLOW OF TITLE:

WHEREAS, originally the land bearing Survey/Kh. No. 230/1-2-3, admeasuring about 4.86 Hectares was belonging to Shri Motiram Natthuji Dhurve and others, who gifted the same to Smt. Ramojabai Natthuji Dhurve by way of Gift Deed dated 13/10/1980 and thereafter the old Kh. No. 230/1-2-3 changed to Kh. No. 139. The said Smt. Ramojabai Natthuji Dhurve again gifted the Kh. No. 139 admeasuring 4.86 Hectares to Shri Motiram Natthuji Dhurve, Shri Diwakar Natthuji Dhurve, Shri Ashok Natthuji Dhurve and Smt. Suryakantabai Shankar Dhurve by way of Gift Deed dated 30/06/1992. Later on by way of partition Deed dated 26/12/1994 Kh. No. 139/1 admeasuring 3.46 Hectares came in the share of Shri Motiram Natthuji Dhurve, Shri Diwakar Natthuji Dhurve and Shri Ashok Natthuji Dhurve who sold the same to Smt Nilankar Firoz Shahapurji and Shri Firoz Rustam Shahapurji by way of a sale deed duly registered at Sr. No. 1774 before the Joint Sub Registrar on 22/05/1995.

Thereafter said Smt Nilankar Firoz Shahapurji and Shri Firoz Rustam Shahapurji sold the said land to Maganlal Panchmatia (HUF) through karta Maganlal Panchmatia by way of Sale Deed duly registered at Sr. No. 2616 before the Joint Sub Registrar on 09/03/2001 and out of the said entire land admeasuring 0.05 Hectares is **acquired for the National Highway No. 6 and the remaining part was left with Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya . Consequently the Kh. No. 139/1 was divided into two parts namely Kh.No. 139/1/A and 139/1/B, in which Kh. No. 139/1/A is owned by Maganlal Panchmatia (HUF) through Karta Shri Amit S/o Manganlal Panchmatiya and 139/1/B is owned by government.**


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Thereafter Shri Maganlal Vitthaladas Panchmatia karta of Maganlal Panchmatia (HUF) left for his heavenly abode on 19/01/2021 and Mr. Amit S/o Maganlal Panchmatiya became the Karta of Maganlal Panchmatia (HUF), AND;

WHEREAS the Owner then decided to be developed aforesaid agricultural land into a RESIDENTIAL LAYOUT and to sell the various plots therein to the prospective buyers. AND;

WHEREAS, aforesaid land bearing Kh. No. 139/1/A falls out of sector as per the Regional Development Plan approved by NMRDA and as per the UDCPR 2022, clause No. 10.4.4 the said land being within 750 Meter around periphery boundary of Gaothan, it is permitted to be converted in residential use, therefore Owner applied to the Tahsildar, Nagpur (Rural) for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Tahsildar, Nagpur (Rural) granted the permission for change of the user of the said land bearing Kh. No. 139/1/A from agricultural to non-agricultural i.e. residential purposes vide order dated 10/03/2023 in Revenue Case No. 115/NAP- 34/2022-2023, Mouza-BAJARGAON, AND;

WHEREAS, the said land bearing Kh. No. 139/1/A being under the Jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, the Owner got the final Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 24/08/2023; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for development of the said layout, between NMRDA and the Owner hereinabove named on 21/09/2023.

4. Any other relevant Title :No

5. Any Other Litigation :No

Nagpur

Date :10/06/2024


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