

Advocate Sameer G Phulari

B Com (Hon's), LL.B.

13 First Floor Jay Ambe Dev CHS, New Prabhadevi Road, Prabhadevi

9821252645

Date: 10/10/2024

Format A

(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **KH. NO. 70(PART), P.H.NO. 42, MOUZA PANJRI (FARM), TAH. NAGPUR (GRAMIN), DIST. NAGPUR 441110** admeasuring **6028.17 Sq Mtrs** (hereinafter referred as the said plot" _____").

I have investigated the title of the said plot on the request of **M/s. Sarswati Developers** through its partners **1) Mr. Aniket Sunil Deshmukh, 2) Mr. Sunil Manoharrao Lakade, 3) Mr. Nitin Manoharrao Lakade** and following documents i.e.:

1) Description of the property.

All that piece and parcel of **KH. NO. 70(PART), P.H.NO. 42, MOUZA PANJRI (FARM), TAH. NAGPUR (GRAMIN), DIST. NAGPUR 441110** admeasuring **6028.17 Sq Mtrs** with boundaries bounded by

To the North: Khasra No 66

To the East: Remaining Land of KH No 70

To the South: Khasra No 67

To the West: Khasra No 66 & 67

2) The documents of allotment of plot.

(1) Sale Deed Dated 18/09/2012 for Khasra No. 70 executed by Shri. Sarjerao Bapuraon Bhoyar & Others Acting Through their Attorney Shri. Marotrao Bapurao Bhoyar in favour of Shri. Nitin Sarjerao Bhoyar & Shri. Sachin Marotrao Bhoyar, which is duly registered in the Office of the Sub-Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Registered Serial No. 4284/2012 on 18/08/2012.

(2) Agreement to Sell Dated 25/08/2021 for Khasra No. 70 containing by total admeasurements 1.34 Hectors, out of which Western Portion land divided by North-South Axis, admeasuring 0.655 Hectors, executed by Shri. Nitin Sarjerao Bhoyar in favour of Sarswati Developers acting through its Partners Shri. Aniket Sunil Deshmukh,

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Shri. Sunil Manoharrao Lakade and Shri. Nitin Manoharrao Lakade, which is duly registered in the Office of the Sub-Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Registered Serial No. 12044/2021 on 25/08/2021.

- (3) Partition Deed Dated 16/11/2021 for Survey/Khasra No. 70 executed between Shri. Nitin Sarjerao Bhoyar & Shri. Sachin Marotrao Bhoyar, which is duly registered in the Office of the Sub-Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Registered Serial No. 13480/2021 on 18/11/2021.
- (4) Sale Deed Dated 23/02/2023 for Survey/Khasra No. 70 containing by total admeasurements 1.34 Hectors, out of which Western Portion land divided by North South Axis, admeasuring 0.655 Hectors, executed by Shri. Nitin Sarjerao Bhoyar in favour of Sarswati Developers acting through its Partners Shri. Aniket Sunil Deshmukh, Shri Sunil Manoharrao Lakade and Shri. Nitin Manoharrao Lakade, which is duly registered in the Office of the Sub-Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Registered Serial No. 1295/2023 on 23/02/2023.
- (5) 7/12 Extracts of land bearing Khasra no 70

3) 7 /'12 extract or property card issued by Nagpur, mutation entry no **4432**

4) Search report for 30 years from 1993 till 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 **M/s. Sarswati Developers** through its partners **1) Mr. Aniket Sunil Deshmukh, 2) Mr. Sunil Manoharrao Lakade, 3) Mr. Nitin Manoharrao Lakade** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. **KH. NO. 70(PART), P.H.NO. 42, MOUZA PANJRI (FARM), TAH. NAGPUR (GRAMIN), DIST. NAGPUR 441110** admeasuring **6028.17 Sq Mtrs** admeasuring **9372.37 Sq Mtrs** - **M/s. Sarswati Developers** through its partners **1) Mr. Aniket Sunil Deshmukh, 2) Mr. Sunil Manoharrao Lakade, 3) Mr. Nitin Manoharrao Lakade.**
2. Qualifying comments/remarks if any **NA**


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3/- The report reflecting the flow of the title of the **M/s. Sarswati Developers** through its partners **1) Mr. Aniket Sunil Deshmukh, 2) Mr. Sunil Manoharrao Lakade, 3) Mr. Nitin Manoharrao Lakade** on the said land is enclosed herewith as annexure.

Encl : Annexure.


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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No: **4432**
- 3) Search report for 30 years from 1993 to 2024 Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title: **NA**
- 5) Litigations if any: **NA**

Date: 10/10/2024


ADV SAMER G PHULARI Advocate. (Stamp)
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Flow Of The Title Of The Said Land (30 Years)

- a) THAT, ALL THAT Piece and Parcel of Land bearing Survey/Khasra No. 70 of MOUZA-PANJRI (Bu.), P.H. No. 42, containing by admeasurements 1.34 Hectors, Land Revenue Rs. 5.34/- Yearly, held in Class-1 category, TOGETHERWITH all Construction, Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village-Panjari (Bu), Grampanchayat Panjari (Bu), Tahsil - Nagpur Gramin, District - NAGPUR, belongs to Shri. Nilin Sarjerao Bhoyar & Shri. Sachin Marotrao Bhoyar, having purchased the same by him from Shri. SarjeraoBapurao Bhoyar & others, Acting through their Attorney Shri. Marotrao Bapurao Bhoyar, by a Sale Deed Dated 18/09/2012, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-10, in Book No. 1, at Sr. No. 4284 on even date.
- b) THAT, accordingly Shri. Nitin Sarjerao Bhoyar has executed Agreement to Sell in respect of the said property in favour of the Vendor on 25/08/2021, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-10, in Book No. 1, at Sr. No. 12044 on even date. The Full Stamp Duty of Rs. 15,21,000/- & Registration Fee of Rs. 30,000/- are paid at the time of registration of the said Agreement to Sell
- c) THAT, thereafter, the Partition Deed is executed between Shri. Nitin Sarjerao Bhoyar & Shri. Sachin Marotrao Bhoyar on 18/11/2021, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin 10, in Bock No. 1, at Sr. No. 13480 on even date. As per the said Partition Deed Dated 18/11/2021, Shri. Nitin Sarjerao Bhoyar is the absolute and exclusive owner of the property comprising ALL THAT piece and parcel of Land bearing Khasra/Survey No. 70 of MOUZAPANJRI (Farm), containing by total admeasurements 1.34 Hectors out of which Western Portion land divided by North South Axis, admeasuring 0.655 Hectors, Land Revenue Rs. 2.66/- Yearly, Khate No. 2861, held in Class-1 category, TOGETHERWITH al Construction, Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village-Panjari (Bu), Grampanchayat Panjari (Bu), Tahsil Nagpur Gramin, District NAGPUR.
- d) THAT, thereafter the aforesaid Shri. Nitin Sarjerao Bhoyar lateron in their turn transferred/sold the said Agricultural land property comprising ALL THAT piece and parcel of Land bearing Khasra/Survey No. 70 of MOUZAPANJRI (Farm), containing by total admeasurements 1.34. Hectors out of which Western Portion land divided by North-South Axis, admeasuring 0.655 Hectors, Land Revenue Rs. 2.66/- Yearly, Khate No. 288:1, held in Class-i category. TOGETHERWITH all Construction, Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights

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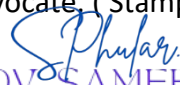
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appurtenant thereto, situated at Village-Panjari (Bu), Grampanchayat-Panjari (Bu), Tahsil-Nagpur Gramin, District-NAGPUR by way of sale to Sarswati Developers, the Vendor named hereinabove, by a Sale Deed Dated 23/02/2023, which is duly registered in the Office of the Sub Registrar, Nagpur (Gramin)-10 in Book No. 1, at Sr. No. 1296 on even date. As a result therefore the aforesaid Sarswati Developers acting through its Partners Shri. Aniket Sunil Deshmukh, Shri. Sunil Manoharrao Lakade and Shri. Nitin Manoharrao Lakade has become an absolute, exclusive and full owner of the aforesaid property having heritable and transferable rights therein and accordingly its name in all Revenue Records as well as on 7/12 Extract vide Ferfar No. 4432 on dated 31/03/2023.

- e) THAT, the Sarswati Developers acting through Its Partners Shri. Aniket Sunil Deshmukh, Shri. Sunil Manoharrao Lakade and Shri. Nitin Manoharrao Lakade lateron decided to develop the aforesaid Project Land bearing Surveyi Khasra No. 70 containing by total admeasurements 1.34 Hectors, out of which Western Portion land divided by North-South Axis, admeasuring 0.655 Hectors, into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein for the allotment to various prospective buyers/Purchaser.
- f) THAT, the said Sarswati Developers acting through its Partners Shri. Aniket Sunil Deshmukh, Shri. Sunil Mancharrao Lakade and Shri. Nitin Manoharrao Lakade lateron prepared a layout on the said land bearing SurveyiKhasra No. 70 containing by total admeasurements 1.34 Hectors, out of which Western Portion land divided by North-South Axis, admeasuring 0.655 Hectors, by carving out of various Plots of different sizes therein and to be known and styled as "SARASWATI NAGAR 4" and the said layout is tentatively sanctioned and approved on 20/10/2023 by the Hon, ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur and in pursuance of the said Order, the said layout is tentatively sanctioned and approved and recommended for Demarcation and Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authonty, Nagpur, vide his Certificate No. NMRDA/LT/2023/A.PL/00196, Dated 20/10/2023.

Date: 10/10/2024

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