

P.R. DONGRE
ADVOCATE

53, VEER SAWARKAR NAGAR
KHAMLA ROAD NAGPUR-15
(m) 8805424861, Regd. No. 2040/2001

FORMAT - A
(Circular No. 28/2021)

11/10/2024. P. R. Dongre

To,

Mahar RERA

6 & 7th Floor , Housfin Bhavan, Plot No. C-21, E- Block
Bandra Kurla Complex, Bandra, Mumbai-51.

Mahar RERA

Administrative Building No. 1 , Civil Line

Nagpur -1.

LEGAL TITLE REPORT

SUB :- Title clearance certificate with respect to All that piece and parcel of land bearing Khasra No. 159, Mouza – VIHIRGAO, Area 1.62 HR. (16, 200 Sq. Mt.), class- I , situate at Tahsil & District , Nagpur. (Hereinafter referred as the said land).

I have investigated the title of the said land on the request of Sai Bhupati Reality through its Partners Narayan Dhoble & Kamal Kishor Sarda (name of owner/ Developer) and following documents i.e. :-

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P. R. Dongre
Advocate

1. Description of property :-

SURVEY NO.	AREA	JAMA RS.	RIGHT
159	1.62	1.70	Class -I

All piece and parcel of Land bearing Kh. No. 159 , Mouza – VIHIRGAO, Area 1.62 HR (total area i.e. 16,199.399 Sq. Mt) , Class-I, Jama paise 4.30 situate at Tahsil & District , Nagpur. Proposed to be layout on the said land. The boundaries of the said land towards ON THE ON THE EAST - KHASRA NO. 160, ON THE WEST - KHASRA NO. 158, ON THE NORTH - KHASRA NOS. 153 & 154, ON THE SOUTH – KHA. NO. 160.

2) Allotment Documents :- Copy of Sale Deed dt. 6.6.2024, Regd. No.5052/2024 in favour of **Sai Bhupati Reality, Nagpur.**

3) The Ferfar - Panji issued by Talahi, Ferfar No. 2216.

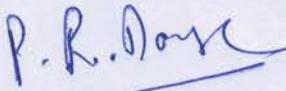
4) Copy of Sale Deed dt. 22.6.2004, Regd. No.3847/2004 in favour of Late Ramkrushnaro Bhikaji Bhotmange.

3) The Ferfar - Panji issued by Talahi, Ferfar No. 212, dt.23.8.2004.

4) Search report for 30 years from 1995 till 2024 .

Necessary search fee of Rs. 750 paid vide e-Receipt No. & MH0095839242202425E dt. 9.10.2024 & 10.10.2024 respectively. The original receipt of e-challan is enclosed herewith.

5) 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 **Sai Bhupati Reality through its Partner Narayan Dhoble &**


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Kamal Kishor Sarda is clear, marketable of and without any encumbrances.

Owners of land shown as per record :-

Property under search	Name of owner
ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 159, having an area of 1.62 Hectare R., (16,199.399 Sq. Mt) Land Revenue Rs. 7.12/-, held in Bhogwatdar Class-1 Rights, Khate No. 99 of Mouza – VIHIRGAON, Patwari Halka No. 37 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and including all other easementary rights appurtenant and belonging thereto, situated at Village – Vihirgaon in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire land bounded as under:- ON THE EAST -KHASRA NO. 160. ON THE WEST -KHASRA NO. 158. ON THE NORTH -KHASRA NOS. 153 & 154. ON THE SOUTH -KHASRA NO. 160.	<u>Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda,</u>

a) Qualifying comments/remarks if any (No comment)

- In accordance with the available search from the online portal the title land/ownership is shown “ **Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda,** which is clear, marketable and without any encumbrances.

Nagpur
Date : 11.10.2024

P.R. DONGRE
(Advocate)

P. R. Dongre
Advocate

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Advocate

P.R. DONGRE 53,VEER SAWARKAR NAGAR
ADVOCATE KHAMLA ROAD NAGPUR-15
 (m) 8805424861, Regd. No. 2040/2001

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 (Annexure)

FLOW OF TITLE OF LAND

- 1) 7/12 Extract of land Kh. No. 159, issued by Village officer Vihirgaro - Nagpur, as on the date of application for registration :-

The name of “ Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda, is recorded in the 7/12 extract of the land i.e. All piece and parcel of Land bearing Kh. No. 159, Mouza – VIHIRGAO, total area 1.62 Hr (16,199.399 Sq. Mt) Class- I, Jama paise 4.30 situate at Tahsil & District , Nagpur.

- 2) Mutation Entry :-

The 7/12 extract of the lands Kh. No. 159 issued by Patwari village officer reveals that vide mutation entry / Ferar No. 2247 dt. 19.8.2024. the name of “ Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda” is recorded as owner of the said land.

- 3) Search report for 30 years from 1995 to 2024 taken from Government offices :


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1. That, the originally the said land was owned Late Baliram Harba Ukunde as can be seen from old 7/12 Extract for the year 1977- 78. The said land owner was executed Sale deed of the said land in favour of Ramkrushnaro Bhikaji Bhotmange vide Sale Deed dt. 22.6.2004, Regd. No.3847/2004. Accordingly the name of Late Ramkrushnaro Bhikaji Bhotmange was recorded as a owner thereof vide Fer-far No. 213 dt. 23.8.2004, in respect of field 1.62 Hr. (16,199.399 Sq. Mt.) situated at Vihirgao, Tah. & District Nagpur.

After the death of Ramkrushnaro Bhikaji Bhotmange, his legal heirs namely 1) Sushila W/o Ramkrushnaro Bhotmange, 2) Son Rajendra S/o Ramkrushnaro Bhotmange, 3) daughter Kunda Ravindra Thawkar, 4) Smt. Nanda W/o Ramuji Singanjude, 5) Sangita Arvind Rotke, were mutated in the Revenue Record of Right vide Fer-far no. 545 dt. 14.2.2012. Accordingly name of aforesaid owners were recorded in the 7/12 extract as a legal heirs of Late Ramkrushnaro Bhikaji Bhotmange.

2. The aforesaid legal heirs were relinquish their right and interest in the aforesaid property in favour of mother Sushila Wd/o Ramkrushnaro Bhotmange, 2) Son Rajendra S/o Ramkrushnaro Bhotmange, vide relinquishment deed dated 5.12.2011 Regd. No. 5284/2011, Consequently their names were deleted from the Revenue record of Rights vide Fer-far no. 546 dt. 14.3.2012 in respect of the aforesaid field.

The name of 1) Sushila Wd/o Ramkrushnaro Bhotmange, 2) Son Rajendra S/o Ramkrushnaro Bhotmange, were recorded in the Revenue record of rights as a owner thereof since long & no one has challenged their ownership. They have also obtained the tentative layout sanction over the said land from competent authority vide sanction dt. 8.7.2022.

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3. The aforesaid owners 1) Sushila W/o Ramkrushnaro Bhotmange, 2) Son Rajendra S/o Ramkrushnaro Bhotmange, have executed Sale Deed dt. 6.6.2023, Regd. No.5052/2024 in favour of **Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda** in respect of khasra no. **159**, area admeasuring 1.62 Hr. (i.e. **16,199.399 Sq. Mt.**),

4. Accordingly the name of said Firm has been recorded as a owner in the 7/12 Extract and Gao-namuna 8A in the revenue record of rights as a owner thereof which is maintained under Hon`ble Collector at Nagpur. Hence the **Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda** the exclusive owner and in possession of total area in 1.62 Hr. (**16,199.399 Sq. Mt.**) property as described herein above.

5. That, looking to the revenue record of rights and online search and record maintained by the Sub-Registrar offices, it is reveals that the **Sai Bhupati Reality through its Partner Narayan Dhoble & Kamal Kishor Sarda**, having clear , marketable title and without any encumbrances over the aforesaid property.

6. That, the **Sai Bhupati Reality** through its Partner Narayan Dhoble & Kamal Kishor Sarda applied for final sanction regarding aforesaid land, which is approved by the Hon`ble Authority NMRDA, Nagpur vide order dt.10.10.2024 issued by Competent Authorty NMRADA.

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Advocate

7. That, for the purpose of verification of the following documents relating to the said property are provided to us :-

- I) Copy of Sale Deed dt. 6.6.2023, Regd. No.5052/2024 executed by 1) Sushila Wd/o Ramkrushnaro Bhotmange, 2) Rajendra S/o Ramkrushnaro Bhotmange, in favour of **Sai Bhupati Reality , Nagpur.**
- II) Copy of Sale Deed dt. 22.6.2004, Regd. No.3847/2004 in favour of Late Ramkrushnaro Bhikaji Bhotmange.
- (III) 7/12 extract & Gao-Namuna of **Sai Bhupati Reality.**
- (IV) Fer-far panji dt. 24.08.2004, Fer- Far No. 212.
- (V) Fer-far panji dt.14.2.2023, Fer- Far No. 545.
- (VI) Fer-far panji dt.14.3.2023, Fer- Far No. 546.
- (VII) Old 7/12 extract for the year 1977-78. (Baliram Harba Ukunde)

That I have taken online search in respect of aforesaid land from web portal www.igrmaharashtra.gov.in by giving inputs of land and from other government offices and also taken search report for 30 years taken from sub-Registrar Office, Nagpur e-Receipt No. MH009510158202425E & MH0095839242202425E dt. 9.10.2024 & 10.10.2024 respectively.

That, during our search I did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title : " No "

5) Any litigation, if any : " No "

Nagpur
Date : 11.10.2024


P.R. DONGRE
(Advocate)