

VIJAY S. CHORE
B.COM, LL. B.
ADVOCATE,

NEW MHADA COLONY,
DUPLEX BUNGLOW NO.
M-32 WARDHA.

Mobile No. 9960137677

Ph. No. 07152-295364.

Format – A

(Circular No. 28/2021)

To,

Maharashtra RERA

LEGAL TITLE REPORT

Sub:- Title clearance Certificate with respect to field Plot No. 1 to 118 having plot Area 15170.35

Sq. Mtr. CTS/C.S. **No.76** situated at Mouza Bori Taluka and District Nagpur (hereinafter referred as the said field).

Description of the property:-

I have investigated the title of the said field on the request of (Sai Sahara Land Developers and through its partners) and following documents i.e. :-

The Plot No. 1 to 118 carved out of Survey **No. 76** purchased by transferee Sai Sahara Land Developers and through its partners PAN No. ACHFS4100L as per Registered sale deed dt. 23/03/2023 at Mouza Bori Tah. & Dist. Nagpur within R.S.D. & R. D. Nagpur Gramin and within limits of Nagpur Gramin Mouza Bori tah. & Dist. Nagpur. The said property now owns and possess by the transferee Sai Sahara Land Developers and through its partners PAN No. ACHFS4100L .

As per Sale deed Application filed On 26/10/2023 by the Sai Sahara Land Developers and through its partners PAN No. ACHFS4100L before Shri Ashish Wankhede Tahsildar, Nagpur Gramin Revenue Court for converted into Non-agricultural Land for the purpose of Residential use. The Tahsildar Nagpur Gramin Nagpur has passed the order of Non-agricultural on 26/07/2024 as per Maharashtra Land Revenue Code 1966 under section 42 of Maharashtra Land Revenue Code.

- 1) The documents of Sale-deed.
Sale deed dt. 23/03/2023 at document no. 7/2681/2023,.
- 2) 7/12 extract or property card issued by concerned Talathi
- 3) Search report for 30 years from 01/01/1994 to 31/12/2023 .



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 Sahara Land Developers and through its partners PAN No. ACHFS4100L is clear, marketable and without any encumbrances.

Owners of the land :

Sai Sahara Land Developers and through its partners :-

- 1) 76 CTS/C.S. No.
- 2) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the Sai Sahara Land Developers and through its partners on the said land is enclosed herewith as annexure.

Brief history of the Property:

ANNEXURE

(Special importance to area of the Property and Legal heirs)

Thus title history for last 30 yrs from this date 01/01/1994 to 31/12/2023 on the basis of documents provided to me is established the links of chain in title as under :-

That during my searches I have found originally the field svy **no. 76** total area 3.06 H.R. situated at Mouza - Bori, Nagpur were owned and possessed by deceased Sundarlal Sahadeoprasad Gupta he had purchased the said property from Shri Motisingh Daulatsingh Gautam dated 06/01/1987 as per registered sale deed. The Sundarlal Sahadeoprasad Gupta had been died on 17/06/2017 that after his wife also had been died on 22/01/2009. Theirafter Sau Sandhya Subhash Gupta, Sau Jyoti Dhirendra Gupta, Shri Sanjiv Sundarlal Gupta, Shri Sandip Sundarlal Gupta, Sau Priti Ritesh Gupta left behind their legal representatives. The Sau Sandhya Subhash Gupta , Sau Jyoti Dhirendra Gupta, Sau Priti Ritesh Gupta has relinquish her share in favour of her brother Shri Sanjiv Sundarlal Gupta and Shri Sandip Sundarlal Gupta as per registered Relinquish Deed on 13/06/2022 before Registrat Office at Nagpur No. 7, as per document No. 4991. Thatafter Shri Sanjiv Sundarlal Gupta and Shri Sandip Sundarlal Gupta is only sole owner of the field S. N. 76. It is submitted that the Shri Sanjiv Sundarlal Gupta and Shri Sandip Sundarlal Gupta they are decided the the said field svy. **No. 76** sold out of an area 3.06 H. R. for Rs. 7,55,00,000/- as per registered Sale Deed on 23/03/2023 at document no. 7/2681/2023, Sai Sahara Land Developers and through its partners PAN No. ACHFS4100L **1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha.** The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract . Since then the above Sai Sahara Land Developers and through its partners.

1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha. is become absolute owner of said field no. 76 as per revenue records. As per Application filed by Sai Sahara Land Developers and through Partners 1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha. for converted into Non-agricultural Land for the purpose of Residential use. The Tahsildar Nagpur Rural area Nagpur Revenue Court has passed the order in revenue Case No. 98/N.A.P.-34/2022-23 Mouza Butobori-P. H. 76. as per Land Revenue Code 1966 U/s 42 converted into Non-agricultural Land for the purpose of Residential use. The total plots 1 to 118 under Survey No. 76, Total Area as per N. A. Assessment 15170.35 Sq. Mtr. As per the measurement map "K" Prat Plot No. 107 to 118 area is excess after that final measurement map reduce/minus the area.

That the above owner /transferee has produced before me all relevant revenue records and photo copy of said regd. Sale deed along with all revenue records listed herein above for my perusal issued by concerned talathi. Since the title acquired by aforesaid field survey no. 76 by transferee as per current revenue records.

The marketable title subject to paper publication regarding objection if any over the said layout of said field from aforesaid field svy. No. 76 is free from encumbrances and transferee has clear and Thus public at large. My search cum title verification report is based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee relinquishment deed, power of attorney, regd. And unregistered . Agreement of sale or equitable registered mortgage stating that the field in question is free from all types of encumbrances i.e. will deed, gift deed, etc. till date. That my above search report is only for title verification of transferee till date . My present search is based upon documents submitted before me.

Date :- 10/10/2024



विजय एस. चोरे

अॅडव्होकेट

Reg. No. - MAH/2920/1995

न्यू माडा कॉलनी, इण्डिया, एम-३२, वर्धा

मो. क्र. 9960137677

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Format – A

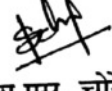
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P. R. Card as on date of application for registration.
- 2) Mutation Entry No. 6518 dt. 25/09/2024,
- 3) Search report for 30 years from 01/01/1994 to 31/12/2023 taken from Sub-Registrar Office at Wardha .
- 4) Any other relevant title. Nil
- 5) Litigations if any . Nil

Date : 10/10/2024


विजय एस. चोरे
अॅडव्होकेट
Reg. No. - MAH/2920/1995
न्यू म्हाडा कॉलनी, डुप्लेक्स, एम-३२, वर्धा
मो. क्र. 9960137677



अहवाल दिनांक : 26/09/2024



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख आणि नोंदवही (तलाठी कार्या व सुविधातील ठेवणे) नियम, १९७१ वार्षिक नियम ३,५,६ आणि ७]

गाव :- बोरी (535969)

PU-ID : 37691724511

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 76/3



37691724511

भू-धारणा पध्दती : भोगवटादार वर्ग -I

रोताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक : आर.पो.मी.पो.से.मी. अनुषंगिक क्षेत्र विन शरी 7.01.76 आकाराणी 70.00	12603	साई सहारा लॅन्ड डेव्हलपर्स तर्फे भागीदार संजय पुंडलीकावध यादवभोडे गणेश परमरावजी अतकर मोहन पुंडलीकावध यादवभोडे -----साधारणिक क्षेत्र-----	7.01.76	70.00		(6518) (6518) (6518) (6518)	कुलाचे नाव व खंड ----- इतर अधिकार इतर मा.तहसिलदार नागपूर इतिहास बांधे आदेश रा.पा.क्र.98/एच.ए.पी.34/2023-24 आदेश दिनांक 26/07/2024 नुसार निवासी वापराला अनुषंगिक कारणात आले. (6518) ----- प्रलंबित केवळत : नाही. ----- शेवटचा फेरफाट क्रमांक : 6518 व दिनांक : 25/09/2024 ----- सीमा आणि भूमापन विजे :

[महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख आणि नोंदवही (तलाठी कार्या व सुविधातील ठेवणे) नियम, १९७१ वार्षिक नियम २९]

गाव :- बोरी (535969)

भूमापन क्रमांक व उपविभाग : 76/3

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 26/09/2024

सांकेतिक क्रमांक :- 270900090108940000920241149

26/9/24

ग्राम अधिकारी

नाम :- श्री. सावित्री मदनराव दिवानी

तलाठी साईली क. बोरी (535969)

तहसिल नागपूर (ग्रामीण)

जि :- नागपूर

सहायक निरीक्षक : 26/09/2024



महाराष्ट्र शासन

मात्र नमुना सात (अधिकार अधिलेख पत्रक)

[महाभाष्य जपयोग महासूत्र अधिकाः अभिलेख आसि दीपवक्त्रा (तथा कारी न भुविचरिषि लेखी) विषय, १९५१ भारतीय विषय ३,७,६ आसि न]

भाव :- बोरी (535969)

तास्तुका :- नागपूर (प्राचीन)

जिला :- बाराक

PU-ID : 38449598893

भूभाष्यन क्रमांक व उपविभाग : 76/4



भू-धारणा पद्धती : भोगबटादार वर्ग - I

ગોલાબી કથાવિદ્ય નામ :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नांव	क्षेत्र	आकार	चौ.ख.	फ.मा.	कुळ, खंड व इतर अधिकार
होमचे एकक आर,चौ,चौ,ते,चौ. अकृषि: क्षेत्र किंमती 4,80,00 आकारणी 48,00	12603	सार्थ सहास एन्ड डेव्हलपर्स प्रा. भागीदार संजय पुत्राजीकाय भावघोडे गणेश घनश्यामजी अमर सोहन पुत्राजीकाय भावघोडे -----साधारण क्षेत्र-----			4,80,00	48,00	(6518) (6518) (6518) (6518) कुळचे नाव व खंड ----- इतर अधिकार इतर सा.महामिलनगर वागपूर तालिका भाषे असेल रा.भा.क्र.98/रा.ए.चौ.34/2023-24 असेल कितीत 26/07/2024 नुसार विवाही मालकास अकृषक कायद्यास लागू. (6518) ----- पसंखिती करणारा : राणी. ----- संपत्तीचा पेंशनस क्रमांक: 6518 व दिनांक: 25/09/2024 ----- सीमा जमिनी भूतत्वावर मिळे

मरुत नमूना द्वारा (पिकाधी नोंदवही)

यहाराष्ट्र अधीन महामुल अधिकार अधिकार आसि नोटपत्रा (कपात काली व सुविधातीत देवली) दिवस, १९७१ भारतीय विमान २९

गाव :- बोरी (535969)

तालिका :- नागपुर (घाभीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 76/4

भूमापन क्रमांक व उपविभाग : 76/4			पिकाव्हातीत क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध असलेली जमीन		जंग
वर्ष	हंगाम	खेता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल मिश्रित	अजल मिश्रित	जल मिश्रणाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह. जाग, चौ.मी	ह. जाग, चौ.मी			ह. जाग, चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 26/09/2024

दिनांक :- 26/09/2024
सांकेतिक क्रमांक :- 270900090108940000920241148

ग्राम अधिकारी
(नाथ :- श्री. राजेश कुमार मिश्रा)
तहसील नागपुर :- नागपुर (ग्रामीण) जिला :- नागपुर
तहसील नागपुर (ग्रामीण)

26/09/2024