

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

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To

MahaRERA

6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Khasra No. 58 having Platable area of 14864.30 Sq. Mtrs. out of the entire land admeasuring 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class Rights-1, Khata No. 2538 & 2946 of Mouza – PIPLA, Patwari Halka No. 38 TOGETHERWITH a Layout proposed to be carved on the said land and to be known and styled as “GULMOHAR GREENS”, situated at Village – Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said layout on the request of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Ayush Madhusudan Agrawal and (5) Mr. Devansh Vinod Agrawal (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 58** having **Platable area of 14864.30 Sq. Mtrs.** out of the entire land admeasuring 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class Rights-1, Khata No. 2538 & 2946 of **Mouza – PIPLA**, Patwari Halka No. 38 TOGETHERWITH a Layout proposed to be carved on the said land and to be known and styled as “**GULMOHAR GREENS**”, situated at Village – Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR, **Boundaries Of Khasra No. 58** :- ON THE EAST – KHASRA NO. 57, ON THE WEST – ROAD, ON THE NORTH – KHASRA NO. 59 & ON THE SOUTH – ROAD.

(2) The Document of allotment of plot/land :-

(a) Sale Deed Dated 06-06-2006 for Khasra No. 58 executed by M/s Divya Jyoti Housing Agency acting through its Partners (1) Mr. Arun Balwantrao Ganjare, (2) Mr. Dilip Bhuraji Thakare, (3) Mrs. Maya Prabhakar Bhagwat in favour of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal, bearing Registered Serial No. 3144/2006.

(b) Partition Deed Dated 28-06-2022 for Khasra No. 58 executed between ((1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal, bearing Registered Serial No. 5553/2022.

(c) Sale Deed Dated 16-11-2023 for land admeasuring 0.81 Hectare R. out of the entire land bearing Khasra No. 58 executed by (1) Mr. Latesh Chaturbhuj Agrawal and (2) Mrs. Ritu Latesh Agrawal in favour of (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal, bearing Registered Serial No. 8544/2023.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 3691 dated 28-02-2022 and Mutation Entry No. 4166 dated 18-01-2024.

(4) Search report for 30 years from 1992 to 2022

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing **Khasra No. 58** having **Plotable area of 14864.30 Sq. Mtrs.** out of the entire land admeasuring 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class Rights-1, Khata No. 2538 & 2946 of **Mouza – PIPLA**, Patwari Halka No. 38 TOGETHERWITH a Layout proposed to be carved on the said land and to be known and styled as **“GULMOHAR GREENS”**, situated at Village – Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

(1) **Mr. Vinod Makhkhanlal Agrawal,**
(2) **Mr. Madhusudan Makhkhanlal Agrawal,**
(3) **Mrs. Kavita Vinod Agrawal,**
(4) **Mr. Ayush Madhusudan Agrawal and**
(5) **Mr. Devansh Vinod Agrawal**

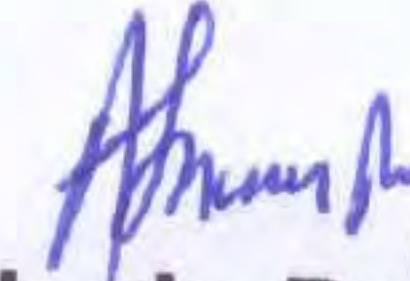
(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) **Mr. Vinod Makhkhanlal Agrawal,** (2) **Mr. Madhusudan Makhkhanlal Agrawal,** (3) **Mrs. Kavita Vinod Agrawal,** (4) **Mr. Ayush Madhusudan Agrawal and** (5) **Mr. Devansh Vinod Agrawal** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) **Mr. Vinod Makhkhanlal Agrawal,** (2) **Mr. Madhusudan Makhkhanlal Agrawal,** (3) **Mrs. Kavita Vinod Agrawal,** (4) **Mr. Ayush Madhusudan Agrawal and** (5) **Mr. Devansh Vinod Agrawal** (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 20.08.2024


(Ashwin Patil)
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A
(Circular No. 28/2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of land bearing Survey/Khasra No. 58 issued by Village Officer, Pipla, Nagpur (Rural) as on date of application for registration

The name of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Ayush Madhusudan Agrawal and (5) Mr. Devansh Vinod Agrawal are recorded in the 7/12 Extract of the land bearing Survey/Khasra No. 58 issued by Village Officer, Pipla, Nagpur (Rural) in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Khasra No. 58 having an area of 2.02 Hectare R., Rental Rs. 9.50/- held in Occupancy Class Rights-1 of Mouza – PIPLA, Patwari Halka No. 38, situated at Village – Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry –

The 7/12 Extract of lands Survey/Khasra No. 58 issued by Village Officer, Pipla, Nagpur (Rural) reveal that vide Mutation Entry /Ferfar Entry No. 3691 dated 28-02-2022 the name of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal and (3) Mrs. Kavita Vinod Agrawal and Mutation Entry No. 4166 dated 18-01-2024 the name of (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal 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.

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 58, having an area of 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class-1 Rights of Mouza – PIPLA, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil - Nagpur (Rural) and District – NAGPUR, Originally belonged to Mr. Prakash Santoshrao Jadhav, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant record and also recorded in the 7/12 Extract.

THAT, the aforesaid Mr. Prakash Santoshrao Jadhav lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 58, having an area of 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class-1 Rights of Mouza – PIPLA, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

– Pipla, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to M/s Divya Jyoti Housing Agency acting through its Partners (1) Mr. Arun Balwantrao Ganjare, (2) Mr. Dilip Bhuraji Thakare, (3) Mrs. Maya Prabhakar Bhagwat, by a Sale Deed Dated 13-06-2001, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural in Addl. Book No. A1 at Registered Serial No. 2301(P) on 13-06-2001 and the same is mutated in its name in all relevant records.

THAT, the aforesaid M/s Divya Jyoti Housing Agency acting through its Partners (1) Mr. Arun Balwantrao Ganjare, (2) Mr. Dilip Bhuraji Thakare, (3) Mrs. Maya Prabhakar Bhagwat lateron transferred/sold its aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 58, having an area of 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class-1 Rights of Mouza – PIPLA, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal, by a Sale Deed Dated 06-06-2006, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural in Addl. Book No. A1 at Registered Serial No. 3144/2006 on 06-06-2006 and the same is mutated in their joint names in all relevant records.

THAT the aforesaid (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal jointly lateron partitioned their aforesaid property bearing Khasra No. 58, having an area of 2.02 Hectare R. in between them by executing a Partition Deed on 28-06-2022, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 5553 on 28-06-2022 on payment of requisite stamp duty and registration fees payable thereon. In terms of the said Partition Deed Dated 28-06-2022, the land admeasuring 1.21 Hectare R. comprising WESTERN PORTION out of the entire land bearing Khasra No. 58 was allotted to exclusive share of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal and (3) Mrs. Kavita Vinod Agrawal jointly absolutely forever with heritable transferable rights therein. In the like manner, the land admeasuring 0.81 Hectare R. comprising EASTERN PORTION out of the entire land bearing Khasra No. 58 was allotted to exclusive share of (1) Mr. Latesh Chaturbhuj Agrawal and (2) Mrs. Ritu Latesh Agrawal jointly absolutely forever with heritable and transferable rights therein and the same is mutated in their respective names in all relevant records.

THAT, the aforesaid 1) Mr. Latesh Chaturbhuj Agrawal and (2) Mrs. Ritu Latesh Agrawal jointly lateron transferred/sold their Eastern Portion of land out of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare R.,


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

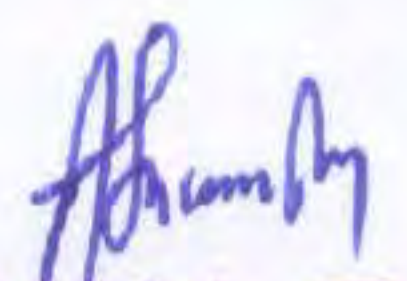
Land Revenue Rs. 3.81/- comprising EASTERN PORTION being a portion of the entire land bearing Khasra No. 58, having total area of 2.02 Hectare R., Rental Rs. 9.50/-, held in Bhogwatdar Class-1 Rights of Mouza – PIPLA, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal, by a Sale Deed Dated 16-11-2023, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 8544/2023 on 16-11-2023 and the same is mutated in their joint names in all relevant records.

As a result therefor the aforesaid (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal and (3) Mrs. Kavita Vinod Agrawal jointly have now become an exclusive, absolute and full Joint Owner of the property admeasuring 1.21 Hectare R. comprising Western Portion out of the entire land bearing Khasra No. 58 and (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal jointly have now become and exclusive, absolute and full Owners of the property admeasuring 0.81 Hectare R. comprising Eastern Portion out of the entire land bearing Khasra No. 58 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT the said (1) **Mr. Vinod Makhkhanlal Agrawal**, (2) **Mr. Madhusudan Makhkhanlal Agrawal**, (3) **Mrs. Kavita Vinod Agrawal**, (4) **Mr. Ayush Madhusudan Agrawal** and (5) **Mr. Devansh Vinod Agrawal** jointly lateron decided to develop the aforesaid Project Land bearing **Khasra No. 58** into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein for the allotment to various prospective buyers/Purchasers.

THAT, accordingly the aforesaid (1) **Mr. Vinod Makhkhanlal Agrawal**, (2) **Mr. Madhusudan Makhkhanlal Agrawal**, (3) **Mrs. Kavita Vinod Agrawal**, (4) **Mr. Ayush Madhusudan Agrawal** and (5) **Mr. Devansh Vinod Agrawal** lateron prepared a layout on the said land bearing **Khasra No. 58** by carving out various Plots of different sizes therein and to be known and styled as **"GULMOHAR GREENS"** and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Administrator, Nagar Panchayat Besa-Pipla, vide its Letter No. न.पं.बे.पि./न.र.वि/अभि.तात्पु.मंजू/११२६/२०२४ Dated 19-07-2024.

THAT, the aforesaid entire land bearing Khasra No. 58 of Mouza – PIPLA, Patwari Halka No. 38 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide its Order Dated 07-08-2024 passed in Revenue Case No. 04/N.A.P.-34/2024-2025.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

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

- (i) 7/12 Extract of Land bearing Khasra No. 58.
- (ii) Sale Deed Dated 06-06-2006 for Khasra No. 58 executed by M/s Divya Jyoti Housing Agency acting through its Partners (1) Mr. Arun Balwantrao Ganjare, (2) Mr. Dilip Bhuraji Thakare, (3) Mrs. Maya Prabhakar Bhagwat in favour of (1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal, bearing Registered Serial No. 3144/2006.
- (iii) Partition Deed Dated 28-06-2022 for Khasra No. 58 executed between ((1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Latesh Chaturbhuj Agrawal and (5) Mrs. Ritu Latesh Agrawal, bearing Registered Serial No. 5553/2022.
- (iv) Sale Deed Dated 16-11-2023 for land admeasuring 0.81 Hectare R. out of the entire land bearing Khasra No. 58 executed by (1) Mr. Latesh Chaturbhuj Agrawal and (2) Mrs. Ritu Latesh Agrawal in favour of (1) Mr. Ayush Madhusudan Agrawal and (2) Mr. Devansh Vinod Agrawal, bearing Registered Serial No. 8544/2023.
- (v) Layout Plan Tentatively Sanctioned Dated 19-07-2024.
- (vi) Non-Agricultural Order Dated 07-08-2024.

THAT all the aforesaid documents produced before by **(1) Mr. Vinod Makhkhanlal Agrawal, (2) Mr. Madhusudan Makhkhanlal Agrawal, (3) Mrs. Kavita Vinod Agrawal, (4) Mr. Ayush Madhusudan Agrawal and (5) Mr. Devansh Vinod Agrawal** to me for security 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 owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

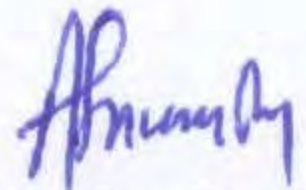
THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Land bearing Survey/Khasra No. 58 of Mouza – PIPLA in Tahsil – Nagpur (Rural) and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide Challan No. MH006996832202425E Dated 20-08-2024.

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 : - Nil

Nagpur.
Dated : 20.08.2024


(Ashwin Patil)
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN MH006996832202425E		BARCODE		Date 20/08/2024-15:54:47		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADV. ASHWIN PATIL	
Location NAGPUR							
Year 2024-2025 One Time				Flat/Block No.		54	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			375.00	Road/Street		SAWARKAR NAGAR	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN			440015
				Remarks (If Any)			
				SEARCH FEE OF Khasra No. 58 Mouza PIPLA			
				Amount In		Three Hundred Seventy Five Rupees Only	
Total			375.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Mobile No. : 9822936551