

ADV J. S. NIKHADE

Office No C-4, First Floor
Swaminarayan Apartment
Beside New Era Hospital, Quetta Colony,
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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 at Khasra No.15(Part), P.H.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist.-Nagpur-441001, total adm : 38,820.00 Sq. Mtrs (Plottable Area 23,379.39 Sq. Mtrs. As per Sanctioned Map dated 04/10/2024), with the boundaries as under:

ON THE EAST : Kh No. 15(Part)

ON THE WEST : Kh No. 14

ON THE NORTH : Kh No. 17, Kh No. 18

ON THE SOUTH : 24.00 M. Wide MDR-40

I have investigated the title of the said plot on the request of M/s SMC Infra through its Partner Shri. Surendra Mohan Mangaldas Chadda , having office at 201-204, Brij Bhumi, Central Avenue, Near Telephone Exchange, Kotak Bank, Nagpur-440035, and following documents i.e:-



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1) Description of the property.

All that piece and parcel of land bearing Khasra No.15(Part), P.H.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist.-Nagpur-441001, total adm : 38,820.00 Sq. Mtrs (Plottable Area 23,379.39 Sq. Mtrs. As per Sanctioned Map dated 04/10/2024).

2) The documents of allotment of plot.

- 1) Reg. Sale-Deed dated 20/04/1953 in favour of (i) Shri Raghunath Laxman Ghate (ii) Shri Laxman Ramji Ghate & (iii) Shri Laxmand paikui Samarth registered at Sub-Registrar Nagpur in Addl. Book No. 1, Vol.no.177 on pages 336 to 338 at Serial No. 146.
- 2) Reg. Deed of Partition dated 04/01/1955 registered at Sub-Registrar Nagpur at Sr.No.12 on 11/01/1955.
- 3) Reg. Sale-Deed dated 16/11/2021 in favour of M/s SMC Infra registered at Sub-Registrar Kamptee in Book No. 1 at Serial No. 6790/2021.
- 4) Reg. Sale-Deed dated 16/11/2021 in favour of M/s SMC Infra registered at Sub-Registrar Kamptee in Book No. 1 at Serial No. 6802/2021.
- 5) NMRDA Sanction Letter bearing no. KA/ABHI/NAMPRAVIPRA 9737 dated 07.10.2024

3) 7/12 Extract issued by Competent Authority Mutation Entry No. (1) vide Ferfar No. 22773 dated 31/03/2022.

4) Search Report for 30 years from the years 1994 to 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 SMC Infra, is clear, Marketable and without any encumbrances.



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Owners of the Land :

All that piece and parcel of land bearing Khasra No.15(Part), P.H.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist.-Nagpur-441001, total adm : 38,820.00 Sq. Mtrs (Plottable Area 23,379.39 Sq. Mtrs. As per Sanctioned Map dated 04/10/2024).	M/s SMC Infra having office at 201-204, Brij Bhumi, Central Avenue,Near Telephone Exchange, Kotak Bank, Nagpur-440035
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(i) Qualifying comments / remarks if any(No Comment)

3/- The report reflecting the flow of the title of

M/s SMC Infra through its Partner **Shri. Surendra Mohan Mangaldas Chadda** , having office at 201-204, Brij Bhumi, Central Avenue,Near Telephone Exchange, Kotak Bank, Nagpur-440035, for

All that piece and parcel of land bearing Khasra No.15(Part), P.H.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist.-Nagpur-441001, total adm : 38,820.00 Sq. Mtrs (Plottable Area 23,379.39 Sq. Mtrs. As per Sanctioned Map dated 04/10/2024), is enclosed herewith as annexure.

REMARKS : M/s SMC Infra is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 27/12/2024



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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. (3) vide Ferfar No. 22773 dated 31-03-2022

3. PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN CARRIED OUT:

ALL THAT piece and parcel of land bearing Kh. Survey No. 15, {ULPIN : 28682443311}, admeasuring about 6.47.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 25.00 yearly, with Occupant Class I rights, is situated at Mauza: BHILGAON, P. H. No. 15, Tahsil: KAMPTTEE and District: NAGPUR.

Originally All That piece and parcel of Agricultural Land bearing Kh. No. 53 admeasuring 1.64 Acres, Kh. No. 55/1 admeasuring 8.47 Acres, Kh. No. 55/2 admeasuring 0.95 Acres, Kh. No. 72 admeasuring 9.68 Acres, Kh. No. 73 admeasuring 6.29 Acres, Kh. No. 88 admeasuring 11.24 Acres, Kh. No. 69 admeasuring 5.51 Acres, Kh. No. 94 admeasuring 1.10 Acres, Kh. No. 95 admeasuring 2.65 Acres, & Kh. No.96 admeasuring 9.12 Acres, all of them jointly admeasuring about 47.54 Acres of Mouza- Bhilgaon Patwari Halka No. 15 in Tah. Kamptee & Dist Nagpur was jointly owned by (i) Shri Raghunath Laxman Ghate (Gawali), (ii) Shri Laxman Ramji Ghate & (iii) Shri Laxmand paikuji Samarth (Jain kalar), which is been purchased by them from Smt. Gujabai Ramrao Chavhan & Shri Vasantrao Ramrao Chavhan by registered Sale Deed dated 20.04.1953 registered in the office of Joint Sub- Registrar Nagpur in Addl. Book No. 1, Vol. no. 177 on pages 336 to 338 at Sr. No. 146 on even date;



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Dt. 27.12.2024

THAT, the then co-owners of the said land partitioned their aforesaid land between themselves by Deed of Partition dt. 04.01.1955 which is duly registered at the office of Sub Registrar Nagpur in Addl. Book No. 1, Volume No. 209 on pages 186 to 188 at Sr. No. 12 on 11.01.1955.

That as per the said Deed of Partition the land bearing Kh. No. 72 and 73 admeasuring about 15.97 Acres retained by Shri Laxman Ramji Ghate and the name of Shri Laxman Ghate is mutated in revenue records of land bearing Kh. 72 and 73 in all admeasuring about 15.97 Acres i.e. about 6.47 Hectares.

THAT under the re-survey and re-measurement of the lands carried out by the Government under the Consolidation and Fragmentation, the said old Field Survey Number 72 and 73 have been given as New Survey No. 15 admeasuring about 6.47 Hectares.

THAT Shri Laxman Ramji Ghate left for heavenly abode on 12.04.1988 intestate, leaving behind him, his two wives viz. Smt. Radhabai Laxman Ghate (1st Wife who left for heavenly abode sometime in the year 1950) and Smt. Radhabai Laxman Ghate (IInd Wife his five sons viz. (i) Shri Raghunath Laxman Gate and Shri Dwarkanath Laxman Ghate (sons of first wife Smt. Radhabai Laxman Ghate) (iii) Shri Ulhas Laxman Ghate (iv) Shri Laxmikant Laxman Ghate & (v) Shri Ganesh Laxman Ghate (sons of second wife Smt. Radhabai Laxman Ghate) and his five daughters viz (i) Smt. Tarabai Jainvprasad alias Jagdevprasad Yadav (daughter of first wife Smt. Radhabai Laxman Gate), (ii) Ku. Alka Laxman Ghate (iii) Smt. Sulochana Ashok Gop, (iv) Smt. Rajni Nandkishor Yadav and (v) Smt. Usha Devendra Yadav (daughters of second wife Smt. Radhabai Laxman Ghate), as his legal heirs who thus inherited the land bearing Kh. No. 15 by way of intestate succession;



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THAT one of co-owner's of the said land Smt. Radhabai Laxman Ghate (second wife of Shri Laxman Ramji Ghate) also left heavenly abode on 06.11.2015 intestate, leaving behind her, her three sons namely (i) Shri Ulhas Laxman Gate (ii) Shri Laxmikant Laxman Ghate & (iii) Shri Ganesh Laxman Ghate and her four daughters namely (i) Ku. Alka Laxman Ghate (ii) Smt. Sulochana Ashok Gop, (iii) Smt. Rajni Nandkishor Yadav & (iv) Smt. Usha Devendra Yadav as her legal heirs who thus inherited the her undivided share in the said land by way of intestate succession.

THAT one of co-owner's of the said land viz. Smt. Dwarkanath Laxman Ghate (legal heir of Shri Laxman Ghate and Smt. Radhabai Gate) left for heavenly abode on 16.09.2017 and his wife Smt. Nirmaladevi Dwarkanath Ghate predeceased him on 28.09.2008 intestate, leaving behind them, their only son Shri Manish Dwarkanath Ghate and only married daughter Smt. Sarita Subhash Yadav as their only legal heir, who thus inherited his undivided share in the said land by way of intestate succession.

THAT one of co-owner's viz. Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal heir of Shri Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 17.01.2006 intestate, leaving behind her, her three sons viz. (i) Shri Kishnakant Jaidevprasad alias Jagdevprasad Yadav (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters viz. (i) Smt. Seema Harishankar Yadav (ii) Smt. Jayashree Santosh Gop, (iii) Smt. Bharti Santosh Yadav and (iv) Ku. Shushma Jaidevprasad alias Jagdevprasad Yadav as her legal heirs, who thus inherited her undivided share by way of intestate succession;

THAT, consequent upon the death of Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav which occurred on 13.01.2019 (he was unmarried), her undivided share in the said land thus devolved upon her following legal heirs viz. (i) Shri Krishnakant Jaidevprasad alias Jagdevprasad Yadav, (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav, (iv) Smt. Seema harikshankar Yadav, (v) Smt. Jayshree Santosh Gop and (vi) Smt. Bharti Santosh Yadav being her only legal heirs by way of intestate succession;



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Dt. 27.12.2024

THAT one of co-owner's viz. Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal heir of Shri Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 17.01.2006 intestate, leaving behind her, her three sons viz. (i) Shri Kishnakant Jaidevprasad alias Jagdevprasad Yadav (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters viz. (i) Smt. Seema Harishankar Yadav (ii) Smt. Jayashree Santosh Gop, (iii) Smt. Bharti Santosh Yadav and (iv) Ku. Shushma Jaidevprasad alias Jagdevprasad Yadav as her legal heirs, who thus inherited her undivided share by way of intestate succession;

THAT, consequent upon the death of Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav which occurred on 13.01.2019 (he was unmarried), her undivided share in the said land thus devolved upon her following legal heirs viz. (i) Shri Krishnakant Jaidevprasad alias Jagdevprasad Yadav, (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav, (iv) Smt. Seema harikshankar Yadav, (v) Smt. Jayshree Santosh Gop and (vi) Smt. Bharti Santosh Yadav being her only legal heirs by way of intestate succession;

THAT one of co-owner's of the said land viz. Smt. Sulochana Ashok Gop (legal heir of Shri Laxman Ghate and Radhabai Ghate) also left for heavenly abode on 26.06.2018 intestate, leaving behind her three daughters viz. (i) Smt. Shubhangi Vivek Yadav, (ii) Ku. Archana Ashok Gop and (iii) Ku. Manisha Ashok Gop as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Sulochana Ashok Gop by way of intestate succession;

THAT one of co-owner's of the said land viz. Smt. Rajani Nandkishor Yadav (legal heir of Shri Laxman Ghate and Radhabai Ghate) also left for heavenly abode on 09.12.2003 intestate, leaving behind her two sons viz. Shri Hariom Nandkishor Yadav and Shri Harihar Nandkishor Yadav and two daughters namely Smt. Venu Roshan Yadav and Smt. Renu Prakash Yadav as her legal heirs, by way of intestate succession;



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THAT said Smt. Renu Prakash Yadav also left for heavenly abode on 10.03.2006 intestate, leaving behind her two daughters viz. Ku. Kalyani Prakash Yadav as her legal heirs, who thus inherited her undivided share in the said land of deceased Smt. Renu Prakash Yadav by way of intestate succession;

THAT as such Shri Raghunath Laxman Ghate, Smt. Nirmladevi Dwarkanath Ghate, Shri Manish Dwarkanath Ghate, Smt. Sarita Subhash Yadav, Shri Krishnakant Jaidevprasad alias Jagdevprasad Yada, Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav, Smt. Seema Harishankar Yadav, Smt. Jayashree Santosh Gop, Smt. Bharti Santosh Yadav, Shri Ulhas Laxman Ghate, Shri Ganesh Laxman Ghate, Smt. Usha Devendra Yadav, Smt. Shubhangi Vivek Yadav, Ku. Archana Ashok Gop, Ku. Manisha Ashok Gop, Shri Hariom Nandkishor Yadav, Shri Harihar Nandkishor Yadav, Smt. Venu Roshan Yadav, Ku. Kalyani Prakash Yadav and Ku. Indrayani Prakash Yadav thus jointly became the absolute and co-owners of the said land admeasuring 6.47 Hectares, bearing Kh. No. 15 of Mouza - Bhilgaon with heritable and transferable rights therein and their names are duly recorded in all relevant Govt. Record

That out of the all co-owner's Legal heirs of Smt. Radhabai Laxman Ghate (1st wife of Laxman Ghate) Viz. Ganesh Laxmanrao Ghate, Laxmikant Laxmanrao Ghate and daughter Alka Laxman Ghate each having 10% undivided Share in the said land and married daughter legal heir of predeceased son of 1st wife Radhabai Late Dwarkanath Laxman Ghate viz. Sarita Subhash Yadav having 5% undivided share in the said land in all 35% share admeasuring about 2.2645 Hectares out of the said entire land of Kh. No. 15 in all admeasuring about 6.47 Hectares sold to M/s SMC Infra by registered Sale Deed dt. 16.11.2021 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 6790/2021 dt. 16.11.2021 and entrusted all other Powers related to their share by even dated Power of Attorney registered at Sr. No. 6791/2024 and name of M/s SMC infra mutated in Revenue records of property vide Ferfar bearing No. 22773 dt. 31.03.2022,



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That out of the all co-owner's Legal heirs of Smt. Radhabai Laxman Ghate (lnd wife of Laxman Ghate) Viz. Ulhas Laxmanrao Ghate, Laxmikant Laxmanrao Ghate and daughter Usha Devendra Yadav each having 10% undivided Share in the said land and married daughter legal heir of predeceased daughter Late Rajni Nandkishor, Yadav viz. Harihar Nandkishor Yadav and Hariom Nandkishor Yadav having 2.5% undivided share each in the said land in all 25% share admeasuring about 1.6175 Hectares out of the said entire land of Kh. No. 15 in all admeasuring about 6.47 Hectares sold to M/s SMC Infra by registered Sale Deed dt. 16.11.2021 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 6802/2021 dt. 16.11.2021 and entrusted all other Powers related to their share by even dated Power of Attorney registered at Sr. No. 6803/2021, M/s SMC infra mutated in Revenue records of property vide Ferfar bearing No. 23250 dt. 26.05.2022,

THAT thus the SMC infra is the owner of portion admeasuring about 3.882 Hectares out of the entire land of Kh. No. 15 in all admeasuring about 6.47 Hectares,

That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 15, admeasuring about 3.882 He.Aar.Sq.Mtrs. i.e. 38820.00 Sq. Mtrs. vide Letter vide Letter bearing No. KA/ABHI/NAMPRAVIPRA 9737 dated 07.10.2024 (Plotable area sanctioned 23379.39 Sq. Mtrs.)

That, the owner has obtained the Sanad /Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non Agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 passed by the Tahsildar Kamptee in Rev. Case No. 31/NAP-34/2023-24 dated 11.12.2024.



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I have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

I have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/> for the period of 30 years from 1994-2024 vide challan GRN No. MH013253969202425E dated 26.12.2024 The relevant document of titles are genuine. I have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "GOVIND PARK" situated on Kh. No. 15 of Mauza: BHILGAON, Tahsil: District NAGPUR is now owned by M/S SMC INFRA, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Nagpur

Date : 27/12/2024



Adv. Jayshree S. Nikhade
Wardhaman Nagar,
Nagpur-3.

Jayshree