ABJ LEGAL SERVICES

Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building no. 04, Priyadarshini Colony, behind RTO, Amravati Road, Nagpur – 440001.

Mobile: - 8381033335.

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Kh Nos. 196 Part, 197 Part and 198, Situated at Bramhanwada, Nagpur Rural, Tahsil – Nagpur Rural and District – NAGPUR.

1) I have investigated the title of the said Land on the request of **M/S SHAYONA VALLEY**, acting through its Partners **1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL** AND **(2) SHRI. HARIS NIYAZ ALI** AND **(3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD**, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land total admeasuring 2.8975 Hectors, being a portion of the entire land bearing Khasra number 196 Part admeasuring 1.50 Hectors and 0.60 Hectors, Khasra number 197 Part admeasuring 0.4375 Hectors and Khasra number 198 admeasuring 0.36 hectors that is total admeasuring 2.8975 Hectors of Mouza – BRAMHANWADA, bearing P.H.K 2, situated in

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Bhokwatdar Class – I Rights, in Tahsil – Nagpur Rural and District – NAGPUR and bounded as under :-

Boundaries: -

ON THE EAST	-	**KH NO. 189 AND KH. NO. 195.**
ON THE WEST	-	**30.00 MTRS WIDE D.P. ROAD..**
ON THE NORTH	-	**KH. NO. 188 AND KH NO. 197 PART.**
ON THE SOUTH	-	**KH NO. 200 AND KH. NO. 199**

2) The documents of allotment of said land: - a. Sale Deed Dated 16-02-2024 duly Registered in the office of Sub-Registrar Nagpur-7 at Serial Nos. 2186, 2187 and 2188 respectively on even date and Sale Deed 22-08-2024, which is duly registered in the office of Sub Registrar Nagpur – 5 at Serial No. 4882 on even date.

3) Saat Bara issued by Patwari, Dated 19-09-2024, Mutation entry no 1288, Dated 15-04-2024, Mutation entry no 1255 and Dated 06-05-2024, Mutation entry no 1267.

4) Search report for 30 years from 1995 till 2024 issued by Adv. Amit Band Sub Registrar Office Nagpur.

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 Owner i.e **M/S SHAYONA VALLEY**, acting through its Partners **1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL** AND **(2) SHRI. HARIS NIYAZ ALI** AND **(3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD** is clear, marketable and without any encumbrances.

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2. a Owners of the land

M/S SHAYONA VALLEY, acting through its Partners 1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL AND (2) SHRI. HARIS NIYAZ ALI AND (3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD.

2.b Qualifying Remarks/Comments if any – Nil.

3/- The Report reflecting the flow of the title of **M/S SHAYONA VALLEY** on the said land is enclosed herewith as annexure.

Encl : Annexure.



NAGPUR

DATED : 25-12-2024.

A. S. Band

Advocate

ABJ
LEGAL SERVICES

Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building no. 04, Priyadarshini Colony, behind RTO, Amravati Road, Nagpur – 440001.

Mobile: - 8381033335.

FORMAT – A

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 1288, 1255 and 1267.
3) Search report for 30 years from 1995 till 2024 issued by Adv. Amit Band from Sub Registrar office Nagpur taken from: -

3.1 For Kh.No. 196 (Part) as follows: -

a. That all that peace and parcel of land bearing Khasra number 196 admeasuring 2.21 Hectares of Mouza - BRAMHANWADA originally belong to Shri. Nilkanth Shyamrao Dehankar.

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b. That later on Smt. Yashodabai Nilkahant Dahenkar left for heavenly Abode on 21-03-2019 and leaving Behind her legalhears hes 5 (Five) Sons Namely 1) Dilip Nilkahant Dahenkar, 2) Dinesh Nilkahant Dahenkar, 3) Ganesh Nilkahant Dahenkar, 4)Ishwar Nilkahant Dahenkar, 5)Yogesh and 1 (one) Daughter Kalpana Nilkahant Dahenkar.

c. That after the demise of Shri. Nilkanth Shyamrao Dehankar on dated 05-08-1998 and his Wife left for heavenly abode on Dated 21-03-2019 the said Property devolved upon his 5 (Five) Sons Namely 1) Dilip Nilkahant Dehenkar, 2) Dinesh Nilkahant Dehenkar, 3) Ganesh Nilkahant Dehenkar, 4) Ishwar Nilkahant Dehenkar, 5)Yogesh and 1 (one) Daughter Miss. Kalpana Nilkahant Dehenka as their legal heirs who inherited the said Property by way of instate succession

d. That the said Land was converted into Bhogwatdar Class I rights by the Tehsildar, Nagpur Rural vide his Order No. रा.मा.क्र. 200/एल.एन.डी – 18/2018-19 Dated 27-07-2018.

e. That later Shri. Dilip Nilkahant Dahenkar and five others transferred the Kh.Nos 196 total admeasuring 2.21 Hectors out of which Sourthern Portion admeasuring 1.50 Hectors to M/s Shayona Valley, acting through its partners 1) Shri. Jigneshkumar Punambhai Patel and (2) Shri. Haris Niyaz Ali and (3) Shri. Tauseef Ahmad Noor Mohammad by a Sale Deed Dated 16-02-2024, which is duly Registered in the office of Sub Registrar Nagpur-7 at Serial No. 2186 on date 20-02-2024.Saat Bara Mutation entry no 1288 Dated 19-09-2024.

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f. That all that peace and parcel of land bearing Khasra number 196 admeasuring 2.21 Hectares of Mouza - BRAMHANWADA originally belong to Shri. Nilkanth Shyamrao Dehankar.

g. That after the demise of Shri. Nilkanth Shyamrao Dehankar on dated 05-08-1998 and his Wife left for heavenly abode on Dated 21-03-2019 the said Propertyhe above said property devolved upon his 5 (Five) Sons Namely 1) Dilip Nilkahant Dehenkar, 2) Dinesh Nilkahant Dehenkar, 3) Ganesh Nilkahant Dehenkar, 4) Ishwar Nilkahant Dehenkar, 5)Yogesh and 1 (one) Daughter Miss. Kalpana Nilkahant Dehenka as their legal heirs who inherited the said Property by way of instate succession.

h. That later Shri. Dilip Nilkahant Dahenkar and five others transferred the Kh.Nos 196 total admeasuring 2.21 Hectors out of which Northern Portion admeasuring 0.60 Hectors to M/s Shayona Valley, acting through its partners 1) Shri. Jigneshkumar Punambhai Patel and (2) Shri. Haris Niyaz Ali and (3) Shri. Tauseef Ahmad Noor Mohammad by a Sale Deed Dated 16-08-2024, which is duly Registered in the office of Sub Registrar Nagpur-5 at Serial No. 4882 on date 22-08-2024.Saat Bara Mutation entry no 1288 Dated 19-09-2024.

3.2 For Kh.No. 197 (Part) as follows: -

a. That all that peace and parcel of land bearing Khasra number 197 admeasuring 1.00 Hectares admeasuring 1.00 Hectors, of



Mouza - BRAMHANWADA originally belong to Smt. Parvati Shyamrao Dehankar.

b. That Smt. Parvati Shyamrao Dehankar left for heavenly abode on 15-10-2019 leaving behind her Legal Heirs sons namely 1. Late Nathu Shyamrao Dehankar and 2. Late Nilkanth Shyamrao Dehankar and one daughter Smt. Devkabai Mahadeo Thakre.

c. That after the demise of Shri. Nilkanth Shyamrao Dehankar on dated 05-08-1998 and his Wife left for heavenly abode on Dated 21-03-2019 the said Propertyhe above said property devolved upon his 5 (Five) Sons Namely 1) Dilip Nilkahant Dehenkar, 2) Dinesh Nilkahant Dehenkar, 3) Ganesh Nilkahant Dehenkar, 4) Ishwar Nilkahant Dehenkar, 5)Yogesh and 1 (one) Daughter Miss. Kalpana Nilkahant Dehenka as their legal heirs who inherited the said Property by way of instate succession.

d. That Nathu Shyamrao Dehankar left for heavenly abode on 01-02-2024 leaving behind his widow Smt. Wachala Nathu Dehankar and 4 Sons namely 1. Hemraj Nathu Dehankar 2. Late Bhimrao Nathu Dehankar 3. Ankush Nathu Dehankar and 4. Lahu Nathu Dehankar and 1 daughter Smt. Shantabai Arun Pande.

e. That Bhimrao Nathu Dehankar left for heavenly abode on 01-10-2002 leaving behind his widow Smt. Asha Bhimrao Dehankar, Son Shri. Pratik Bhimrao Dehankar and daughter Miss. Kanchan Bhimrao Dehankar.



f. That Smt. Devkabai Mahadeo Thakre left for heavenly aobode on Dated 05-01-2013, after her demise the said land devolved upon her Son Shri. Suryabhan Mahadeo Thakre.

g. That Smt. Wachala Nathu Dehankar, Hemraj Nathu Dehankar, Ankush Nathu Dehankar, Shantabai Arun Pande, Asha Bhimrao Dehankar, Pratik Bhimrao Dehankar, Kanchan Bhimrao Dehankar, Suryabhan Mahadeo Thakre sold their share of the abobe Kh.No. 197 admeasuring 0.5625 to Shri. Raju Jyotiprasad Mishra by a Sale Deed Dated 19-07-2017, which is duly Registered in the office of Sub Registrar Nagpur Rural at Serial No. 5277 on even date.

h. That the said Land was converted into Bhogwatdar Class I rights by the Tehsildar, Nagpur Rural vide his Order No. रा.मा.क्र. 502/एल.एन.डी – 18/2016-17 Dated 06-06-2017.

i. That later on Dilip Nilkahant Dahenkar and Six others transferred the Kh.Nos 197 Part admeasuring 0.4375 Hectors to M/s Shayona Valley, acting through its partners 1) Shri. Jigneshkumar Punambhai Patel and (2) Shri. Haris Niyaz Ali and (3) Shri. Tauseef Ahmad Noor Mohammad by a Sale Deed Dated 16-02-2024, which is duly Registered in the office of Sub Registrar Nagpur 7 at Serial No. 2187 on date 20-02-2024. Saat Bara Mutation entry no 1255 Dated 15-04-2024.

3.3 For Kh.No. 198 as follows: -

a. That all that peace and parcel of land bearing Khasra number 198 admeasuring 0.36 Hectares of Mouza - BRAMHANWADA



originally belong to Shri. Nilkanth Shyamrao Dehankar and Smt. Devlabai Mahadeo Thakre.

b. That after the demise of Shri. Nilkanth Shyamrao Dehankar on dated 05-08-1998 and his Wife left for heavenly abode on Dated 21-03-2019 the said property devolved upon his 5 (Five) Sons Namely 1) Dilip Nilkahant Dehenkar, 2) Dinesh Nilkahant Dehenkar, 3) Ganesh Nilkahant Dehenkar, 4) Ishwar Nilkahant Dehenkar, 5)Yogesh and 1 (one) Daughter Miss. Kalpana Nilkahant Dehenka as their legal heirs who inherited the said Property by way of instate succession.

c. That Smt. Devkabai Mahadeo Thakre left for heavenly aobode on Dated 05-01-2013, after her demise the said land devolved upon her Son Shri. Suryabhan Mahadeo Thakre.

d. That the said Land was converted into Bhogwatdar Class I rights by the Tehsildar, Nagpur Rural vide his Order No. रा.मा.क्र. 242/एल.एन.डी – 18/2017-18 Dated 05-06-2018.

e. That lateron Shri. Suryabhan Mahadeo Thakre and Miss. Kalpana Nilkanth Dehankar left the rights on the said Kh.No. 198 and thus executed Release Deed Dated 24-01-2024, which is duly Registered in the office of Sub Registrar Nagpur rural at Serial No. 700 on even date.

f. That later Shri. Dilip Nilkahant Dahenkar and Five others transferred the Kh.Nos 198 total admeasuring 0.36 Hectors to M/s Shayona Valley, acting through its partners 1) Shri. Jigneshkumar Punambhai Patel and (2) Shri. Haris Niyaz Ali

AMIT S BAND ADVOCATE

and (3) Shri. Tauseef Ahmad Noor Mohammad by a Sale Deed Dated 16-02-2024, which is duly Registered in the office of Sub Registrar Nagpur-7 at Serial No. 2188 on date 20-02-2024.Saat Bara Mutation entry no 1287 Dated 06-05-2024.

g. That now as a result therefore M/s Shayona Valley has become an exclusive, absolute and full owners of the said above Kh.Nos. 196 Part, 197 Part and 198 total admeasuring 2.8975 Hectors of Land with heritable and transferrable rights therein and the same is accordingly Mutated in its name in all the Relevant Records.

4. Any Other Relevant title: -

a. That now the said present owners have now decided to prepared a layout of the said Kh.Nos. 196 Part, 197 Part and 198 by carving out Individual Plot therein.

b. That the said Layout bearing Kh.Nos. 196 Part, 197 Part and 198 are tentatively sanctioned by the NMRDA vide its Permit no. 66735 and Approval No. NMRDA/LT/2024/APL/00422 on Dated 11-11-2024.

c. That the said Kh Nos. 196 Part, 197 Part and 198 has been converted into Non Agricultural by the Tahsildar Nagpur Rural vide its letter No. रा.मा.क्र. ४६/एन.ए.पी-३४/२०२४-२०२५ on Dated 24-12-2024.

d. That I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances, Litigations of all kinds whatsoever and that the present Owners thereof holds good, valid



and marketable title thereto. The necessary Search fees for the Period commencing from 1995 to 2024 (30 Years) is deposited in the Office of the Sub-Registrar, Nagpur vide Challan No. MH012719704202425E (For Kh.No. 196) Dated 17-12-2024, E-Receipt No. 1113810238 Dated 20-12-2024 for Kh.no. 197 and E-Receipt No. 1113810325 Dated 20-12-2024 for Kh.no. 198.

e. That naturally therefore any prospective buyer who desires to purchase the Plot on the above land after the Sanctioning from the competent authority shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

5) Litigation if any – No.

AMIT S BAND ADVOCATE

NAGPUR **A. S. Band**

DATED : 25-12-2024. **Advocate**

CHALLAN

MTR Form Number-6

GRN	MH012832071202425E	BARCODE		Date	19/12/2024-10:55:06	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Amiet Jain
Location	PUNE		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Seven Hundred Fifty Rupees Only

DEFACED ₹575.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024121906170	007060713
Cheque/DD No.		Bank Date	RBI Date	19/12/2024-10:55:59	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 88707265 Mobile No. : 8381033335

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 नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007129279202425	20/12/2024-12:20:49	IGR002	575.00
			Total Defacement Amount		**575.00**

Print Date 20-12-2024 05:51:04

MH012832071202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Dec 2024	Receipt	Receipt no.: 1113810238
	Name of the Applicant :	Amiet Jain
	Details of property of which document has to be searched :	Dist :Nagpur Village :Bramhanvada S.No/CTS No/G.No. : 197
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH012832071202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN
MTR Form Number-6

GRN	MH012915185202425E	BARCODE		Date	20/12/2024-12:23:49	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Amiet Jain
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	

DEFACED ₹575.00 DEFACED

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024122009307	010600127
Cheque/DD No.		Bank Date	RBI Date	20/12/2024-12:25:49	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 601250002 Mobile No. : 8381033335

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007131466202425	20/12/2024-12:47:28	IGR002	575.00
			Total Defacement Amount		**575.00**

Print Date 20-12-2024 06:18:04

MH012915185202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Dec 2024	Receipt	Receipt no.: 1113810325
	Name of the Applicant :	Amiet Jain
	Details of property of which document has to be searched :	Dist :Nagpur Village :Bramhanvada S.No/CTS No/G.No. : 198
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH012915185202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN

MTR Form Number-6

GRN	MH012719704202425E	BARCODE		Date	17/12/2024-14:41:55	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Amiet Jain
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

DEFACED ₹575.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024121702305	243525353047
Cheque/DD No.		Bank Date	RBI Date	17/12/2024-14:42:40	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		41218 , 18/12/2024	

Department ID : 185681425 Mobile No. : 8381033335

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007044519202425	18/12/2024-12:52:16	IGR002	575.00
			Total Defacement Amount		**575.00**

Print Date 19-12-2024 04:24:27