

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

67-2425-0649

FORMAT - A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

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

LEGAL TITLE REPORT

Sub :

Title clearance certificate with respect to the Lay-out of plotted development to be known as "**OASIS 32**" on ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra/Gat No. 14/3, having an area of 0.94 Hectares (i.e. 9400.00 Sq. Mtrs.), of MOUZA - ISASANI, P.S.K. 46, held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Isasani, in Tahsil - Hingna and District - NAGPUR.

1} I have investigated the title of the said property on the request **OASIS BUILDER AND DEVELOPER**, a Proprietary Concern, having its Office at Nagpur, and acting through its Proprietor **SHRI. VIVEK BABANRAO HUSUKALE**, Resident of Plot No. 7, 'Chandraprastha', Dindayal Nagar, Padole Square, Nagpur-440022, and following documents i.e.:-



i) Description of the property.

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra/Gat No. 14/3, having an area of 0.94 Hectares (i.e. 9400.00 Sq. Mtrs.), of MOUZA - ISASANI, P.S.K. 46, held in Occupancy Class – 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, in Tahsil – Hingna and District – NAGPUR.

ii) The Document of Ownership of Khasra No. 14/3.

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Gift Deed of Khasra No. 24 (Old Kh. No. 12/7), dated 25-02-1991, Registration No. 1414, SRO- Hingna.

(c) Order of Deputy Superintendent, Land Records, Hingna dated 08-03-2023.

(d) Sale Deed of Khasra. No. 14/3, dated 16-04-2024, Registration No. 3737, SRO- Hingna.

(e) Tentative Sanctioned layout plan dated 26-12-2023.

iii) Search report for 30 years from 1995 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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra/Gat No. 14/3, having an area of 0.94 Hectares (i.e. 9400.00 Sq. Mtrs.), of MOUZA - ISASANI, P.S.K. 46, held in Occupancy Class – 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, in Tahsil – Hingna and District – NAGPUR.	OASIS BUILDER AND DEVELOPER , acting through its Proprietor SHRI. VIVEK BABANRAO HUSUKALE
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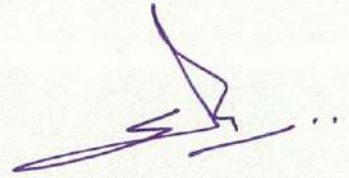
Qualifying comments/ remarks if any

The Title of **OASIS BUILDER AND DEVELOPER**, acting through its Proprietor **SHRI. VIVEK BABANRAO HUSUKALE** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **OASIS BUILDER AND DEVELOPER**, acting through its Proprietor **SHRI. VIVEK BABANRAO HUSUKALE** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 22-06-2024




(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1}** Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of **OASIS BUILDER AND DEVELOPER**, acting through its Proprietor **SHRI. VIVEK BABANRAO HUSUKALE** is recorded in the Property Card (7/12 Extract) issued by Talathi, Hingna in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra/Gat No. 14/3, having an area of 0.94 Hectares, of MOUZA - ISASANI, P.S.K. 46, held in Occupancy Class – 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, in Tahsil – Hingna and District – NAGPUR.

- 2}** Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Hingna for Khasra No. 14/3 reveal that vide Mutation / Ferfar Entry No. 7719 dated 20-05-2024, the name of **OASIS BUILDER AND DEVELOPER**, acting through its Proprietor **SHRI. VIVEK BABANRAO HUSUKALE** is recorded as Owner of the said land.

- 3}** Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

- (i) THAT,** ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 24 (Old No. 12/7) of MOUZA – ISASANI, P.S.K. 46, having an area of 2.44 Hectares, Land Revenue Rs. 8.67 yearly, held in Bhogwatdar Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Vishwanath Lahanu Nagrare, being his separate property.
- (ii) THAT** the aforesaid Shri. Vishwanath Lahanu Nagrare lateron gifted the said property comprising ALL THAT piece and parcel of Agricultural Land having an area of 1.88 Hectares (i.e. 4.62



Acres) comprising Eastern Portion of Khasra No. 24 (Old No. 12/7) of MOUZA – ISASANI, P.S.K. 46 having a total area of 2.44 Hectares, Land Revenue Rs. 8.67 yearly, held in Bhogwatdar Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR by way of Gift to his two sons namely Shri. Niraj alias Nirajnarayan Vishwanath Nagrare and Shri. Dhiraj Vishwanath Nagrare, by a Gift Deed 25-02-1991, which is duly Registered at the Office of the Sub-Registrar, Hingna in Addl. Book No. 1, Volume No. 377 on Pages 228 to 234 at Sr. No. 1414 on 26-02-1991.

- (iii) **THAT**, the aforesaid Shri. Niraj alias Nirajnarayan Vishwanath Nagrare left for heavenly abode on 05-12-2013 leaving behind him, his Widow Smt. Pratibha Niraj Nagrare, only son Shri. Pratik Niraj Nagrare and only daughter Mrs. Ashwini Rahul Gajbhiye, the Vendors named hereinabove, as his only legal heirs, who inherited his 50% share and interest the said entire property by way of intestate succession.
- (iv) **THAT**, as per re-survey and re-measurement by the government authorities, land revenue records the aforesaid Survey / Khasra / Gut No. 24 of MOUZA – ISASANI renumbered as Kh. No. 14/1 having an area of 2.28 Hectares, Rental Rs. 6.02 Yearly and the same is also accordingly mutated in their names of the said Shri. Dhiraj Vishwanath Nagrare, Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye to the extent of 1.88 Hectares alongwith Niyojit Pradhnyalok Gruha Nirman Sahakari Society to the extent of 0.40 Hectares in 7/12 extract vide Ferfar Entry No. 920 Dated 01-07-2014.
- (v) **THAT**, an oral partition was affected between the aforesaid Shri. Dhiraj Vishwanath Nagrare on one part and Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye on other part thereby dividing the said land into two parts, each admeasuring 0.94 Hectares.



- (vi) **THAT**, as per the Order of the Deputy Superintendent, Land Records, Hingna bearing No. Partition/Mouza-Isasani/2023/760 dated 08-03-2023 and subsequent order passed by the Tahsildar, Hingna bearing No. Prastut-1/Tah.-Hingna/KV-867/2023 dated 10-04-2023, the land allotted to Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye admeasuring 0.94 Hectare was recorded as Survey No. 14/3 in consensus with the Measurement Sheet. Thus, the said Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye became Co-Owners of of Agricultural land bearing Khasra/Survey No. 14/3 of MOUZA – ISASANI, P.S.K. 46, having an area of 0.94 Hectares, with heritable, transferable rights therein.
- (vii) **THAT**, the aforesaid Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye, lateron jointly transferred/sold the said property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 14/3 of MOUZA – ISASANI, P.S.K. 46, having an area of 0.94 Hectares, Land Revenue Rs. 3.00 Yearly, held in Bhogwatdar Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR, in favour of **OASIS BUILDER AND DEVELOPER**, by a Sale Deed dated 16-04-2024, which is Registered at the office of the Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 3737 on even date and the same is also accordingly mutated in its name in Revenue Records vide Ferfar Entry No. 7719 dated 20-05-2024.
- (viii) **THAT**, the aforesaid **OASIS BUILDER AND DEVELOPER**, later on decided to develop the aforesaid Khasra/Survey No. 14/3 into a layout by carving out various Plots of different sizes therein and shall be known and styled as "OASIS 32" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout



Plan of said land vide its Letter No. NMRDA/LT/2023/APL/00235
Dated 26-12-2023.

(ix) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us

(a) 7/12 Extract of Khasra No. 14/3.

(b) Gift Deed of Khasra No. 24 (Old Kh. No. 12/7), dated 25-02-1991 executed by Shri. Vishwanath Lahanu Nagrare In favour of Shri. Niraj alias Nirajnarayan Vishwanath Nagrare and Shri. Dhiraj Vishwanath Nagrare, Registration No. 1414, SRO-Hingna.

(c) Order of Deputy Superintendent, Land Records, Hingna dated 08-03-2023.

(d) Sale Deed of Khasra No. 14/3, dated 16-04-2024, executed by Smt. Pratibha Niraj Nagrare, Shri. Pratik Niraj Nagrare and Mrs. Ashwini Rahul Gajbhiye in favour of Oasis Builder and Developers, Registration No. 3737, SRO- Hingna.

(e) Tentative Sanctioned layout plan dated 26-12-2023.

(x) **THAT**, all the aforesaid documents produced before by **OASIS BUILDER AND DEVELOPER** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xi) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey No. 14 MOUZA : ISASANI, HINGNA for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH002896045202425E, dated 31-05-2024, i.e. for the period of 1995 to 2006 and GRN No. MH002893956202425E, dated 31-05-2024, i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.



(x) **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:- N. A.

Date: 22-06-2024



(SANDEEP SHASTRI)
ADVOCATE





CHALLAN
MTR Form Number-6



GRN MH002893956202425E		BARCODE 		Date 31/05/2024-17:29:04		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SANDEEP ANANT SHASTRI	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			450.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN		<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	
				Remarks (If Any)			
				Amount In	Four Hundred Fifty Rupees Only		
Total			450.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024053120546	2871631934
Cheque/DD No.				Bank Date	RBI Date	31/05/2024-17:30:00	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 707640147

Mobile No. : 9850361454

Department ID : 707640147 Mobile No. :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH002896045202425E	BARCODE			Date	31/05/2024-17:50:25		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HGN_HINGNA SUB REGISTRAR		Full Name		SANDEEP ANANT SHASTRI	
Location				NAGPUR		Flat/Block No.			
Year				2024-2025 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		MOUZA ISASANI	
0030072201 SEARCH FEE				300.00		Area/Locality		HINGNA	
						Town/City/District			
						PIN		441110	
						Remarks (If Any)		SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 14	
						Amount In		Three Hundred Rupees Only	
Total				300.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332024053120884 2871637078	
Cheque/DD No.				Bank Date		RBI Date		31/05/2024-17:51:34 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9850361454
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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