

# **HARSHAL GHUMDE**

Advocate

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Date:- 20<sup>th</sup> January 2025

To,  
MahaRERA  
Mumbai

## **LEGAL TITLE REPORT**

**Sub:-** Title clearance certificate with respect to the All that piece and parcel of nonagricultural land bearing Kh. No. 58/A/3 of Mouza-Wagdara (Isasani) having an area of 2.00 Hectors, Rental Rs.3.00/- held in Bhogwatdar Class I Rights, P.S.K 46, including all kinds of trees, shrubs, passage, water courses, pathways and all other easementary rights appurtenant and belonging thereto, situate at Village-Wagdara, P.S.K 46 in Tahsil Hingna and District Nagpur

Sir/Madam

I have investigated the title of the said land on the request of **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** and the following documents

- 1) DESCRIPTION OF THE PROPERTY:-** All that piece and parcel of nonagricultural land bearing Kh. No. 58/A/3 of Mouza-Wagdara (Isasani) having an area of 2.00 Hectors, Rental Rs.3.00/- held in Bhogwatdar Class I Rights,



P.S.K 46, including all kinds of trees, shrubs, passage, water courses, pathways and all other easementary rights appurtenant and belonging thereto, situate at Village-Wagdara, P.S.K 46 in Tahsil Hingna and District Nagpur and bounded as under:-

**ON THE EAST** :- Kh. No. 63

**ON THE WEST** :- Kh. No. 66

**ON THE NORTH** :- Kh Nos. 64/1/a, 64/1/b, 64/2, 64/3 and kh. No. 58/A/1

**ON THE SOUTH** :- Shiv Pandhan

A) The documents of allotment of Land:-

| Sr. No. | Nature of Document               | Number, Date and Year            | Whether original / certified copy/ registration copy |
|---------|----------------------------------|----------------------------------|------------------------------------------------------|
| 1       | Sale Deed                        | Serial No. 4076 dated 26.05.2023 | Original                                             |
| 2       | Sale Deed                        | Serial No. 725 dated 1.03.1993   | Certified Copy                                       |
| 3       | Non Agricultural Order           | 28.06.2024                       | Xerox                                                |
| 4       | Tentative Lay out sanctioned Map | 7.05.2024                        | Xerox                                                |

B) 7/12 extract

|   |      |           |                |
|---|------|-----------|----------------|
| 1 | 7/12 | 9.05.2024 | Digital Signed |
|---|------|-----------|----------------|

c) I have gone through the documents in relation to the aforesaid property and had already applied for taking the necessary search of the registration record maintained by the Sub Registrar, Hingna from the year 1996 to 2025 vide receipt no. MH014603611202425E dated 20.01.2025.



- 2) On perusal of 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 SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** is clear, marketable and without any encumbrances.

**Owners of the land:**

1. Kh. No. 58/A/3 of Mouza-Wagdara (Isasani) having an area of 2.00 Hectors, Rental Rs.3.00/- held in Bhogwatdar Class I Rights, P.S.K 46, including all kinds of trees, shrubs, passage, water courses, pathways and all other easementary rights appurtenant and belonging thereto, situate at Village-Wagdara, P.S.K 46 in Tahsil Hingna and District Nagpur belongs to **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE**.
2. Qualifying comments/remarks if any **NA**
- 3) The project reflecting the flow of the title of **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** of the aforesaid land is enclosed herewith as annexure.

Place : Nagpur  
Date : 20.01.2025

  
(Signature of Advocate)

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## FORMAT A

(Circular No.- 28/2021)

### FLOW OF TITLE OF THE SAID LAND

- 1) 7/12 Extract /P R card as on date of application of registration.
- 2) Mutation Entry No.: 9486
- 3) Search Report for 30 Years from 1993 to 2024 Taken from Sub-Registrar office at Nagpur
- 4) Any Other Relevant Title: NA
- 5) Litigation if any: Nil

Place : Nagpur  
Date : 20.01.2025



(Signature of Advocate)

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## FLOW OF TITLE OF THE SAID LAND

- 1) From the aforesaid verification of the documents, it is seen that originally Smt. Chandadevi W/o Pratapchand Rathi was the absolute and exclusive owner of the immovable property comprising of all that piece and parcel of Agricultural land bearing Survey No. 58/A/3, Mouza-Wagdara (Isasani), P.S.K. 46, admeasuring about 2.00 Hectares, Class-I, Land Revenue Rs.2.00, Khate No. 1817, Tahsil Hingna and District Nagpur who was recorded owner of the said property more than 30 years as per revenue records maintained by the Patwari.
- 2) It is seen that Smt Chandadevi W/o Pratapchand Rathi had became the owner of the said property by virtue of the sale deed dated 19.03.1993, having purchased the same her form Shri Mukund S/o Natthuji Kaner, by way of Sale Deed dated 1.03.1993, the said Sale Deed was duly registered before the Sub Registrar, Hingna in Addl. Book No.1 at Serial No. 725.
- 3) It is seen that Smt Chandadevi w/o Pratapchand Rathi transferred All that piece and parcel of agricultural land bearing Kh. No. 58/A/3 of Mouza-Wagdara (Isasani) having an area of 2.00 Hectors, Rental Rs.3.00/- held in Bhogwatdar Class I Rights, P.S.K 46, including all kinds of trees, shrubs, passage, water



courses, pathways and all other easementary rights appurtenant and belonging thereto, situate at Village-Wagdara, P.S.K 46 in Tahsil Hingna and District Nagpur in favour of **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** by way of sale deed dated 26.05.2023 which is duly registered before the Sub Registrar, Hingna at Serial No. 4076. As a result, therefore **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** has now become an exclusive, absolute owner of the aforesaid property having heritable and transferable rights therein and same is accordingly recorded in their name in the Revenue Records as on 7/12 extract vide ferfar no. 9486 on dated 3.07.2023.

- 4) It is seen that **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** intends to develop the aforesaid land into a residential layout by carving out various plots of different sizes therein for the allotment to various prospective purchasers.
- 5) It is seen that **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** lateron prepared a layout on the said land bearing Kh. No. 58/A/3 and accordingly the said layout is tentatively sanctioned and approved on 7.05.2024 by Metropolitan Region Development Authority, Nagpur and in pursuance of the said order, the said

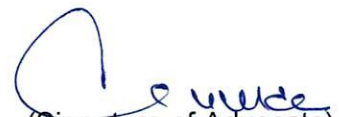


layout is tentatively sanctioned and approved and recommended for demarcation and Non Agricultural purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its letter dated 7.05.2024.

- 6) It is seen that the land admeasuring 1.9999864 H.R out of 2.00 H.R is converted into non- agricultural for residential use by the order dated 28.06.2024 passed by the Tahsildar, Hingna in Revenue Case No. 63/NAP-34/2023-24 of Mouza-Wagdara (Isasani).
- 7) From the aforesaid search it is seen that **M/S SARASWA INFRA THROUGH ITS PARTNERS 1)MRS. SHEETAL W/O PRAFULLA KHIVSARA 2)SHRI KRISHNA S/O RAMKUMAR SINGH 3)SHRI RAVINDRA S/O GULABRAO KODE** is the owner of All that piece and parcel of nonagricultural land bearing Kh. No. 58/A/3 of Mouza-Wagdara (Isasani) having an area of 2.00 Hectors, Rental Rs.3.00/- held in Bhogwatdar Class I Rights, P.S.K 46, including all kinds of trees, shrubs, passage, water courses, pathways and all other easementary rights appurtenant and belonging thereto, situate at Village-Wagdara, P.S.K 46 in Tahsil Hingna and District Nagpur

The entire documents handed over to me for the purposes of search are being returned herewith.

Place : Nagpur  
Date : 20.01.2025

  
(Signature of Advocate)

ENCLOSURE:- SEARCH RECEIPT NO. MH014603611202425E dated 20.01.2025.

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