

Adv. Payal S. Kaware
Reg.No.MAH/5139/2016
Office at 301-A, Asha-Laxmi Apt,
Ravi Nagar Square, Amravati Road,
Nagpur-440033.

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka- Kamptee, Village Tarodi (Bk), having total area- 1.93 Hecter R' (19,300 Sq.Mtrs) having PH No. 33, Mouza- Tarodi (Bk), Kh. No. 158/2.

1. I have investigated the title of the said land on the request of **M/s. Ayodhya Mukunda Keshavam, a partnership firm through its Managing Partner Shri Krishnu Harish Agrawal** and on the basis of following documents i.e. -

1. Description of the property- 100% undivided agriculture land having an area of admeasuring about 1.93 Hecter R' (19,300 Sq.Mtrs) bearing Kh. No. 158/2, Rental Rs.8.50 held in Bhogwatdar Class I Rights, PH 33, account no.121, situated at Mouza- Tarodi (Bk), Tahsil- Kamptee, District- Nagpur.
2. Initially entire agricultural land ie. old Kh No. 119/1-2G having admeasuring area of 3.30 HR as 11

well as Old Kh No. 137/2 having admeasuring area of 0.57 HR Mouza Tarodi (Bk) owned by Mr. Manoharsingh Bharatsingh Choudhari and said land was his ancestral property and received in partition letter dated 30/4/1969 and accordingly his name was recorded in the Revenue Records.

3. That under the re-measurement and consolidation done by the government in the above mentioned village/mouza, the above mentioned Khasra number 119/1-2G area 3.30 hectares and old Khasra number 137/2 area 0.57 hectares were combined and new Khasra number 158 with total area 3.87 hectares was given.
4. That Shri Manoharsingh Bharatsingh Chaudhary sold the above mentioned agricultural land Khasra No. 158, total area of 3.87 hectares to Shri Madhukar Mahadevrao Maske and Smt. Kamal Chandrakant Wath by a registered sale deed dated 02.02.1988 which sale deed was registered before the Sub-Registrar, Nagpur City-1 in Book No. 1 at document number 364 on 02.02.1988.
5. That Mr. Madhukar Mahadevrao Maske and Mrs. Kamal Chandrakant Wath have mutually divided the above mentioned land Khasra No. 158 having total area of 3.87 hectares, in which Mr. Madhukar Mahadevrao Maske, got 1.93 hectares of land and was given new Khasra No. 158/2 and Mrs. Kamal Chandrakant Wath got 1.94 hectares of land and was given new Khasra No. 158/1. ✖

6. Thereafter Mr. Madhukar Mahadevrao Maske has sold out 100% undivided agriculture land having an area of admeasuring about 1.93 Hector R' (19,300 Sq.Mtrs) bearing Kh No. 158/2, Rental Rs.8.50 held in Bhogwatdar Class I Rights, PH 33, account no.121, situated at Mouza- Tarodi (Bk), Tahsil- Kamptee, District- Nagpur to Ayodhya Mukunda Keshavam, PAN : ACFFA1162J, Partnership Firm through its Partner, 1. Mrs. Preeti Ramkrishna Poddar, 2. Shri Krishanu Harish Agrawal, 3. Mr. Krupesh Dharmesh Ved and they have filed application for mutation of name of the purchaser namely M/s. Ayodhya Mukunda Keshavam via Dast Kr. 7672/2024 dated 10/9/2024 before the Sub Registrar Class 1, Kamptee. Their name was mutated as per Ferfar No.3030 and same is reflecting from 7/12 extract dated 26/09/2024

7. Details of current owner and Promoters are –

M/s. Ayodhya Mukunda Keshavam PAN : ACFFA1162J, Partnership Firm Registered Office Address : Plot no. 924, Keshavam House, Deshpande Lay-out, Nagpur - 440008, Partner on behalf of

1. Mrs. Preeti Ramkrishna Poddar, Age : 46 Years, Occupation Business, Residence : Plot No. 924, C. A. Road, Vardhman Nagar, Nagpur PAN: AHWPP0435D 440008, Aadhaar Number : 7790 7459 0740, Mobile No. 9822220000, 

2. Shri Krishanu Harish Agrawal, Age : 26 Years,
Occupation : Business, Residence : Plot No. 287,
Hariniketan, Vardhman Nagar, Nagpur 440008,
PAN : BVBPA8883N, Aadhaar Number :
401097539472, Mo. No. 7798248518,

3. Mr. Krupesh Dharmesh Ved, Age : 23 Years,
Occupation : Business, Residence : 162, Shreyas,
Canal Road, Ramdaspath, Shankar Nagar, Nagpur
440010, PAN : BNMPV3012P, Aadhaar Number:
560644987509

8. Document of allotment of land- Sale deed Dast Kr.
7672/2024 dated 10/9/2024.

9. Later on M/s. Ayodhya Mukunda Keshavam, a
partnership firm having office at Plot no. 924,
Keshavam House, Deshpande Lay-out, Nagpur -
440008 through its Managing Partner Mrs. Preeti
Ramkrishna Poddar, 2. Shri Krishanu Harish
Agrawal, 3. Mr. Krupesh Dharmesh Ved decided to
develop the 19,300 Sq.Mtrs area of land. As per the
sanction proposed plottable residential layout plan
sanctioned from the NMRDA, Nagpur, there are
Plot No.1 to Plot No.59 and remaining land was
reserved for amenities space, Road Winding, ESS,
and WWTP. As the mutation is not effected, on the
date of proposal for sanction of layout, the sanction
was given in the name of the original owner namely
M/s. Ayodhya Mukunda Keshavam through its
Partner 1. Mrs. Preeti Ramkrishna Poddar, 2. Shri

Krishanu Harish Agrawal, 3. Mr. Krupesh Dharmesh Ved.

10. 7/12 extract of the Property issued by Village panchayat Tarodi (Bk), Tq Kamptee, Dist. Nagpur dated 26/09/2024 obtained from Maharashtra Bhumi Abhilek.
 11. Search report of 30 years from 1994 to 2024, mutation entry No. 3030.
 12. That owners/promoter have received the tentative sanction plan i.e. NMRDA 24-98655.
 13. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property.
2. That on perusal of the above-mentioned document and all other relevant documents relating to the title of the said property I, am of the opinion that title of the **M/s. Ayodhya Mukunda Keshavam through its Partner Mrs. Preeti Ramkrishna Poddar, 2. Shri Krishanu Harish Agrawal, 3. Mr. Krupesh Dharmesh Ved** is clear marketable and without any encumbrance's.

Details of Land Owners - M/s. Ayodhya Mukunda Keshavam through its Partner Mrs. Preeti Ramkrishna Poddar, 2. Shri Krishanu Harish Agrawal, 3. Mr. Krupesh Dharmesh Ved – Owners of Mouza Tarodi (Bk), Kh No. 158/2, PH 33.

Details of Land Promoters - M/s. Ayodhya Mukunda Keshavam through its Partner Mrs. Preeti Ramkrishna Poddar, 2. Shri Krishanu Harish Agrawal, 3. Mr. Krupesh ~~tt~~

Dharmesh Ved – Owners of Mouza Tarodi (Bk), Kh No. 158/2, PH 33.

3. The report reflecting the flow of the title of the company is enclosed herewith.

4. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property. I hereby confirm that the documents pertaining to the said transaction/s are valid. Moreover, I have also not come across any kind of adverse entry in respect of the said transaction/s. As such there appears to be no encumbrance on the said entire property. However on account of incomplete/unavailable index record in the offices of Sub-Registrar Kamptee District:- Nagpur, an affidavit of the owner of the said entire property so as to confirm that they have not mortgaged the said entire property with any financial institution is required be taken. In the said affidavit contents regarding not creating third party interest in the said entire property is required to be taken from the present owner along with contents regarding non-pendency of any kind of litigation.

5. That, I have visited the concerned departments to make it confirm that said entire property is not subject to acquisition under any scheme of Govt, of Maharashtra. I do hereby confirm that there is no impediment if any financial institution provides any financial assistance to the prospective Buyer of the said entire property subject to condition that the said Buyer mortgages the property being purchased by him/her/them/it with the financial institution for the purpose of grant of financial assistance as

such the said property will be having good and marketable security for the financial institution/Bank.

Original Schedule of property

ALL THAT Piece and Parcel of 100% undivided agriculture land having an area of admeasuring about 1.93 Hector R' (19,300 Sq.Mtrs) bearing Kh No. 158/2, Rental Rs.8.50 held in Bhogwatdar Class I Rights, PH 33, account no.121, situated at Mouza- Tarodi (Bk), Tahsil- Kamptee, District- Nagpur and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Tarodi (Bk), in Tahsil Kamptee and District – NAGPUR,,

On The East - By Kh 157,

On The West - By Kh 159, 160,

On The North - By Road,

On The South - By Kh 153, 161

Encl. Annexure:- A- Copy of the Index II., B-copy of the 7/12 extract., C- Copy of Challan, D- Copy of Sanctioned Plan.

Date – 11/12/2024

Nagpur


Adv. Payal S. Kaware
MAH/5139/2016
Mob.: 8668694220
(Adv. Payal S. Kaware)

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Reg.No.MAH/5139/2016

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Nagpur-440033.**

FORMAT A

Circuler \no.28/21

FLOW OF THE TITLE OF THE SAID LAND.

1. Entire agricultural land ie. old Kh No. 119/1-2G having admeasuring area of 3.30 HR as well as Old Kh No. 137/2 having admeasuring area of 0.57 HR Mouza Tarodi (Bk) owned by Mr. Manoharsingh Bharatsingh Choudhari and said land was his ancestral property and received in partition letter dated 30/4/1969 and accordingly his name was recorded in the Revenue Records.
2. That under the re-measurement and consolidation done by the government in the above mentioned village/mouza, the above mentioned Khasra number 119/1-2G area 3.30 hectares and old Khasra number 137/2 area 0.57 hectares were combined and new Khasra number 158 with total area 3.87 hectares was given.
3. That Shri Manoharsingh Bharatsingh Chaudhary sold the above mentioned agricultural land Khasra No. 158, total area of 3.87 hectares to Shri Madhukar Mahadevrao Maske and Smt. Kamal

Chandrakant Wath by a registered sale deed dated 02.02.1988 which sale deed was registered before the Sub-Registrar, Nagpur City-1 in Book No. 1 at document number 364 on 02.02.1988.

4. That Mr. Madhukar Mahadevrao Maske and Mrs. Kamal Chandrakant Wath have mutually divided the above mentioned land Khasra No. 158 having total area of 3.87 hectares, in which Mr. Madhukar Mahadevrao Maske, got 1.93 hectares of land and was given new Khasra No. 158/2 and Mrs. Kamal Chandrakant Wath got 1.94 hectares of land and was given new Khasra No. 158/1.
5. Thereafter Mr. Madhukar Mahadevrao Maske has sold out Kh No. 158/2, to Ayodhya Mukunda Keshavam, through its Partner, 1. Mrs. Preeti Ramkrishna Poddar, 2. Shri Krishanu Harish Agrawal, 3. Mr. Krupesh Dharmesh Ved via Dast Kr. 7672/2024 dated 10/9/2024 before the Sub Registrar Class 1, Kamptee and they are the legal owner of land in report.
6. 7/12 extract of the Property issued by Village panchayat Tarodi (Bk), Tq Kamptee, Dist. Nagpur dated 26/09/2024 obtained from Maharashtra Bhumi Abhilek.
7. Search report of 30 years from 1994 to 2024, mutation entry No. 3030.
8. Partnership Agreement entered between Mrs. Preeti Ramkrishna Poddar, Shri Krishanu Harish Agrawal, and Mr. Krupesh Dharmesh Ved for the

purpose of doing business of development of land, plot layout, Real Estate Business, deals in Agriculture/ Horticulture and allied activities in the name of "**M/s. Ayodhya Mukunda Keshavam**"

9. The owners of land applied for the tentative sanction of layout and the owners/promoters have received the tentative sanction plan i.e. NMRDA 24-98655.
10. Any other relevant Title- No.
11. Litigations if any-No.

Date: 12/11/2024

Nagpur


Adv. Payal S. Kaware
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(Adv. Payal S. Kaware)

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