

RAM A. JOSHI
ADVOCATE

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E-mail – advramjoshi@gmail.com

To
MahaRERA
6 & 7TH Floor, HousefinBhavan,
Plot No.C-21, E-Block,
BandraKurla 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 ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza–Waranga**, Tah Nagpur Gramin, District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY")

I have investigated the title of **Kh.No. 122** on the request of **SHRI DHIRAJ S/O MOHANLAL JAISWAL**, Partner of **VED ASSOCIATES**, having its Office at Plot No.10, Modern Society, Chhatrapati Nagar, Nagpur 440015, with following details and documents i.e.:-

01. Description of the property

ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza–Waranga**, Tah Nagpur Gramin, District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., with all trees, Crops, bushes and Easement rights, right to pass, approach road and the said Khasra is bounded as under:-

On the East	...	Agricultural Land at Kh. No. 123
On the West		Agricultural Land at Kh. No. 111
On the North		Agricultural Land at Kh. No. 121
On the South		Agricultural Land at Kh. No. 111



02. Title documents for allotment of plot.

- i. **THAT**, aforesaid **VED ASSOCIATES, A Partnership Firm**, represented through its Partners **SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI**, are the absolute owners and are in peaceful possession of ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza-Waranga**, Tah Nagpur Gramin, District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same from its previous owner (1) Smt. SheelabaiSudhakar RaoDeotale, (2) Shri MadhukarChintaman RaoDeotale, (3) Ku.MohiniSudhakar RaoDeotale, (4) Ku. KalyaniSudhakar RaoDeotale and (5) Smt. VijayabaiGanpat RaoGhatolevide Registered Sale deed dated 27/06/2011 at Sr. No. 04683 before the Sub registrar No. 7, Nagpur.
- ii. **THAT** the aforesaid (1) Smt. SheelabaiSudhakar RaoDeotale, (2) Shri MadhukarChintaman RaoDeotale, (3) Ku.MohiniSudhakar RaoDeotale, (4) Ku. KalyaniSudhakar RaoDeotale and (5) Smt. VijayabaiGanpat RaoGhatolehaving acquired the said Agricultural Land from their ancestral and they became full and absolute owners with heritable and transferrable rights and their names were duly mutated in all the Government and Semi Government Records.
- 03.** 7/12 issued by PatwarivideFerfar No. 1431 dated 09/11/2022.
- 04.** Search Report for more than 30 years from 1995 till 2024.
- 05.** On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/ We am / are of the opinion that the title of **VED ASSOCIATES, A Partnership Firm, represented through its Partners SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI** is clear, marketable and without any encumbrances.

Description of Property	Owner of the land
ALL THAT Piece and Parcel of Agricultural land at Kh. No. 122 , admeasuring about area 0.24 H.R. (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, Mouza-Waranga , Tah Nagpur Gramin, District Nagpur.	VED ASSOCIATES, A Partnership Firm , represented through its Partners SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI having its Office at Plot No.10, Modern Society, Chhatrapati Nagar, Nagpur 440015



QUALIFYING COMMENTS/REMARKS IF ANY :-

The Title of **VED ASSOCIATES, A Partnership Firm**, represented through its Partners **SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI**, having its Office at Plot No.10, Modern Society, Chhatrapati Nagar, Nagpur 440015, is good valid, marketable, clear and salable.

04. The report reflecting the flow of the title of **VED ASSOCIATES, A Partnership Firm**, represented through its Partners **SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI**, having its Office at Plot No.10, Modern Society, Chhatrapati Nagar, Nagpur 440015, w.r.t.ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza-Waranga**, Tah Nagpur Gramin, District Nagpur, is enclosed herewith as annexure.

Encl: Annexure.
Date: 26/06/2024

ADV. RAM JOSHI
(Stamp)



RAM A. JOSHI
ADVOCATE

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Ring Road, Kotwal Nagar, Nagpur – 440022
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(Circular No.:- 28/2021)

ANNEXURE TO FORMAT – “A”

FLOW OF THE TITLE OF THE SAID LAND

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSEVER IT MAY CONCERN**

This is to certify that I have verified the title of ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza–Waranga**, Tah Nagpur Gramin, District Nagpurowned by **VED ASSOCIATES, A Partnership Firm**, represented through its Partners **SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI**, having its Office at Plot No.10, Modern Society, Chhatrapati Nagar, Nagpur 440015, My findings is as under-

(1) **THAT**, aforesaid **VED ASSOCIATES, A Partnership Firm**, represented through its Partners **SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI**, are the absolute owners and are in peaceful possession of ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza – Waranga**, Tah Nagpur Gramin, District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same from its previous owner (1) Smt. SheelabaiSudhakarrraoDeotale, (2) Shri MadhukarChintamanraoDeotale, (3) Ku.MohiniSudhakarrraoDeotale, (4) Ku. KalyaniSudhakarrraoDeotale and (5) Smt. VijayabaiGanpatraoGhatole vide Registered Sale deed dated 27/06/2011 at Sr. No. 04683 before the Sub registrar No. 7, Nagpur.

(2) **THAT** the aforesaid (1) Smt. SheelabaiSudhakarrraoDeotale, (2) Shri MadhukarChintamanraoDeotale, (3) Ku.MohiniSudhakarrraoDeotale, (4) Ku. KalyaniSudhakarrraoDeotale and (5) Smt. VijayabaiGanpatraoGhatole having been acquired the said Agricultural Land from their ancestral and they became full and absolute owners with heritable and transferrable rights and their names were duly mutated in all the Government and Semi Government Records.



(3) I am 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 desired effect. I 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. I also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary registration Fee is/are paid under provisions of Indian Registration Act, 1908.

(4) 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 on line through website of IGR <https://igrmaharashtra.gov.in>. The relevant document of titles are genuine. I have verified and tallied the said document and other documents and papers before us from the records of Registrar of Assurances. That, facts and even material to search made by me and the documents placed before me of the entire property i.e. ALL THAT Piece and Parcel of Agricultural land at **Kh. No. 122**, admeasuring about area **0.24 H.R.** (i.e. 2400 Sq.Mtr) JamaRs. 2.00, Class 1, Khate No.90, P.H. No. 74, **Mouza – Waranga**, Tah Nagpur Gramin, District Nagpur is owned by **VED ASSOCIATES, A Partnership Firm, represented through its Partners SHRI DHIRAJ S/O MOHANLAL JAISWAL, SHRI SANJAY PUNAJI FARKADE AND SHRI PRASHANT VINAYAK BHARTI.**

(5) That Plottable area sanctioned on the aforesaid land is 2400 Sq.Mtr.

(6) I have seen the 7/12 issued by Patwari vide Ferfar No. 1431 dated 09/11/2022 placed before us and also downloaded from <https://bhulekh.mahabhumi.gov.in> site.

(7) Search report for 30 years (i.e. from 1995 to 2024) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 10 amounting to Rs. 750/- for 30 yrs for the said khasra. I have taken search of last 30 years i.e from the year 1995 to 2024, the original receipt of search at Sub-registrar's office No. 10 bearing MH004170349202425Edtd. **26/06/2024** enclosed herewith.

(8) Any other relevant Title : Not seen

(9) Litigation, if any : We have not found any litigation related to the aforesaid land.

Hence it is stated that the Title of the aforesaid property is clear, marketable and free from all encumbrances.

Date
26/06/2024

ADV. RAM JOSHI
(Stamp)





CHALLAN
MTR Form Number-6



GRN MH004170349202425E		BARCODE		Date 26/06/2024-07:39:49		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Type of Payment Other Items		PAN No.(If Applicable)					
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		ADV RAM JOSHI			
Location NAGPUR							
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)			
				KH NO 122 MOUZA WARANGA TAH NAGPUR GRAMIN DIST NAGPUR			
				Amount In Seven Hundred Fifty Rupees Only			
Total		750.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332024062611268		2875732844	
Cheque/DD No.				Bank Date		RBI Date	
				26/06/2024-07:41:28		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. : 9422111235
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

