

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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02-2425-8922

FORMAT – A (Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kuria 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 "NARMADA VIHAR-9" on ALL THAT Piece and Parcel of Non-agricultural land bearing Khasra / Survey No. 14/1 of MOUZA – RUI, P.S.K. 41, having an area of 1.05 Hectares (i.e. 10500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Rui, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1) I have investigated the title of the said property on the request of **M/S. SHARMA CONSTRUCTION COMPANY**, A Partnership Firm having its Registered Office at 18, Corporation Market, Gokulpeth, Nagpur and acting through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** Resident of Plot No. 218, Green Heaven, Babulkar Hospital Road, Shankar Nagar, Nagpur-440010, Tahsil and District - NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of Non-agricultural land bearing Khasra / Survey No. 14/1 of MOUZA – RUI, P.S.K. 41, having an area of 1.05 Hectares (i.e. 10500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Rui, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.



- ii) The Document of Ownership of Khasra/Survey No. 14/1
- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
 - (b) Adhikar Abhilekh Panji.
 - (c) Sale Deed of Kh. No. 14/1, dated 17-01-2007, Registration No. 247, SRO- Nagpur (Rural).
 - (d) NA Order of Tahsildar, Nagpur (Rural) dated 06-09-2024.
 - (e) Final Sanctioned Layout Plan Dated 24-10-2024.
- iii) Search report for 30 year from 1996 to 2025.

2} On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I/We/ am/are of the opinion that the title of **M/S. SHARMA CONSTRUCTION COMPANY**, A Partnership Firm having its Registered Office at 18, Corporation Market, Gokulpeth, Nagpur and acting through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Non-agricultural land bearing Khasra / Survey No. 14/1 of MOUZA – RUI, P.S.K. 41, having an area of 1.05 Hectares (i.e. 10500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Rui, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	M/S. SHARMA CONSTRUCTION COMPANY , through its Authorised Partner SHRI. RITESH RADHESHYAM SHARMA
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of the said owner namely **M/S. SHARMA CONSTRUCTION COMPANY**, through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said owner namely **M/S. SHARMA CONSTRUCTION COMPANY**, through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 13-03-2025




(SANDEEP SHASTRI)
Advocate

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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 **M/S. SHARMA CONSTRUCTION COMPANY**, through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur (Rural) in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of agricultural land bearing Khasra / Survey No. 14/1 of MOUZA – RUI, P.S.K. 41, having an area of 1.05 Hectares, held in occupancy Class – 1 Rights, situated at Village - Rui, in Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2) Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur (Rural) of Survey / Khasra / Gut No. 14/1 reveal that vide Mutation / Ferfar Entry No. 2237 dated 13-02-2025 the name of **M/S. SHARMA CONSTRUCTION COMPANY**, through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** is recorded as Owner of the said land.

- 3) Search report for 30 years from 1996 to 2025 taken from Sub-Registrar office at Nagpur.

- (i) **THAT**, ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 14/1 of MOUZA – RUI, P.S.K. 41 having an area of 1.05 Hectares, Rental Rs. 5.20 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sampat Matikhaye, as a recorded owner thereof, being his separate property and same is accordingly recorded in the Revenue Records.
- (ii) **THAT**, during the course of time the aforesaid Shri. Sampat Matikhaye left for heavenly abode in the year 1965 and consequent upon his demise/death, the said Shri. Kashinath Sampat Matikhaye became the owner of the aforesaid entire property with heritable and transferable rights therein by way of intestate succession.
- (iii) **THAT**, the aforesaid Shri. Kashinath Sampat Matikhaye lateron transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 14/1 of MOUZA – RUI, P.S.K. 41 having an area of 1.05 Hectares, Rental Rs. 5.20 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated



at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. Sharma Construction Company, by a Sale Deed Dated 17-01-2007, which is Registered at the Office of the Joint Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 247 on even date and the same is accordingly recorded in the Revenue Records.

- (iv) **THAT**, the aforesaid land bearing Khasra No. 14/1 of MOUZA – RUI is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), vide his Order Dated 06-09-2024 passed in Revenue Case No. 17/NAP-34/2024-2025.
- (v) **THAT**, the aforesaid **M/S. SHARMA CONSTRUCTION COMPANY**, through its Authorised Partner **SHRI. RITESH S/o RADHESHYAM SHARMA** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**NARMADA VIHAR-9**" and the said layout is Finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E. E./NMRDA/DPC/Agree/1660 dated 24-10-2024.
- (vi) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
- (b) Adhikar Abhilekh Panji.
- (c) Sale Deed of Kh. No. 14/1, dated 17-01-2007, executed by Shri. Kashinath Sampat Matikhaye in favour of M/s. Sharma Construction Company, Registration No. 247, SRO- Nagpur (Rural).
- (d) NA Order of Tahsildar, Nagpur (Rural) dated 06-09-2024.
- (e) Final Sanctioned Layout Plan Dated 24-10-2024.

THAT, all the aforesaid documents produced before us 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 he has not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

- (vii) **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 /Gut No. 14/1 MOUZA – RUI, Tahsil – Nagpur (Rural), District-NAGPUR for the period of 30 (Thirty) years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH017013834202425E, dated 01-03-2025, i.e. for the period of 1996 to 2007 and GRN No. MH017010254202425E, dated 01-03-2025 i.e. for the period of 2008 to 2025. The receipts of the same are enclosed herewith.



(viii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title: - NIL.

5) Litigations if any:- NIL.

Date: 13-03-2025



(SANDEEP SHASTRI)
Advocate

MH017010254202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Mar 2025	Receipt	Receipt no.: 1113964893
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Rui S.No/CTS No/G.No. : 14
	Period of search :	From :2008 To :2025
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH017010254202425E		
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 '.		



