



Department ID : Mobile No. : 9822931
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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Khasra No. 59/3**, having **plotable/saleable area of 24789.021 Sq. Mtrs.** out of the total land admeasuring 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 543 of **Mouza – PILKAPAR**, Patwari Halka No. 40 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "**PILKA TOWN**", situated at Village – Pilkapar, within the limits of the Grampanchayat Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR (**hereinafter referred as the said "plot"**).

I have investigated the title of the said layout on the request of **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** and (5) **Mr. Shrihari Jiyalal Chaudhari**, (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 59/3**, having **plotable/saleable area of 24789.021 Sq. Mtrs.** out of the total land admeasuring 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 543 of **Mouza – PILKAPAR**, Patwari Halka No. 40 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "**PILKA TOWN**", situated at Village – Pilkapar, within the limits of the Grampanchayat Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR. **BOUNDARIES OF KHASRA NO. 59/3 ARE :- ON THE EAST – KH. NOS. 59/2 & 54, ON THE WEST – SALAI ROAD, ON THE NORTH – KH NO. 52 and ON THE SOUTH – KH. NO. 51.**


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(2) The Document of allotment of plot/land :- Sale Deed Dated 29.02.2024 for land bearing Khasra No. 59/3 executed by (1) Mrs. Shakeela Begam Mohammad Asla and (2) Mrs. FARheen Mohammad Firoz Sheikh in favour of **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** and (5) **Mr. Shrihari Jiyalal Chaudhari**, bearing Registered Serial No. 1851/2024, Regd. on 01.03.2024.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 886 dated 20.05.2024.

(4) 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing **Khasra No. 59/3**, having **plotable/saleable area of 24789.021 Sq. Mtrs.** out of the total land admeasuring 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 543 of Mouza – **PILKAPAR**, Patwari Halka No. 40 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "**PILKA TOWN**", situated at Village – Pilkapar, within the limits of the Grampanchayat Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR.

M/s. GANGAMAI INFRASTRUCTURE acting through its Partners

- (1) **Mr. Sumit Vijay Khobragade**,
- (2) **Mr. Kailas Vitthal Shinde**,
- (3) **Mr. Dilip Devraoji Gat**,
- (4) **Mr. Motilal Jiyalal Chaudhari** and
- (5) **Mr. Shrihari Jiyalal Chaudhari**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** and (5) **Mr. Shrihari Jiyalal Chaudhari** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** and (5) **Mr. Shrihari Jiyalal Chaudhari** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 25.11.2024


(Ashwin Patil)
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of land bearing Survey/Khasra No. 59/3 issued by Village Officer, Pilkapar, Nagpur (Rural) as on date of application for registration

The name M/s. GANGAMAI INFRASTRUCTURE acting through its Partners (1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari and (5) Mr. Shrihari Jiyalal Chaudhari is recorded in the 7/12 Extract issued by Village Officer, Pilkapar, Nagpur (Rural) in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 543 of Mouza – PILKAPAR, Patwari Halka No. 40, situated at Village – Pilkapar, within the limits of the Grampanchayat Pilkapar, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 59/3 issued by Village Officer, Pilkapar, Nagpur (Rural) reveal that vide Mutation Entry /Ferfar Entry No. 886 dated 20.05.2024, the name of M/s. GANGAMAI INFRASTRUCTURE acting through its Partners (1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari and (5) Mr. Shrihari Jiyalal Chaudhari is recorded as owner of the said lands.

3) Search report for 30 years from 1995 to 2024 taken from Sub Registrar Office at Nagpur (Rural).

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59, having an area of 6.44 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Mr. Dama Jairam Akare, as a recorded owner thereof being his separate property and the same is mutated in the his name in all relevant records as per Records of Rights of 1954-55.

THAT during the course of time the aforesaid Mr. Dama Jairam Akare left for heavenly abode on 23.11.2000 and his wife namely Mrs. Malanbai Dama Akare predeceased him on 07.04.1996 and consequent upon their demise/death, the aforesaid property devolved upon his


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Four Sons namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare & (4) Mr. Gulabrao Damaji Akare and Four married Daughters namely (1) Mrs. Kamla Mahadeorao Kawale, (2) Smt. Prabhavati Hemraj Khobragade, (3) Mrs. Parbata Mahadeorao Hiradkar & (4) Mrs. Mukta Gulabrao Wadibhasme jointly by way of succession being the only heirs of the deceased and the same is mutated in their joint names in all relevant records.

THAT out of the aforesaid legal heirs namely (1) Mrs. Kamla Mahadeorao Kawale, (2) Smt. Prabhavati Hemraj Khobragade jointly lateron relinquished/released all their respective rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 alongwith Khasra Nos. 23, 38, 68, 21/2, 22/2, 49/1, 51, 49/3, 74, 71/2, 71/3, 72/1, 73, & 62/1 in the said Mouza and land of Mouza Salai Godhani in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare and (4) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 25.05.2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 3229/2007 on 25.05.2007 and same is accordingly mutated in their joint names in all relevant records.

THAT out of the aforesaid legal heirs namely Mrs. Mukta Gulabrao Wadibhasme lateron relinquished/released all her rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 alongwith Khasra Nos. 23, 38 & 68 in the said Mouza and Khasra Nos. 105 & 109 of Mouza Salai Godhani in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Shankarrao Damaji Akare, (3) Mr. Rangrao Damaji Akare and (4) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 03.07.2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 4227/2007 on 03.07.2007 and same is accordingly mutated in their joint names in all relevant records.

THAT during the course of time the aforesaid Co-owner namely Mr. Shankarrao Damaji Akare lateron relinquished/released all his rights, titles, shares and interests in the aforesaid property bearing Khasra No. 59 in favour of the remaining Co-owner(s) namely (1) Mr. Krushnarao Damaji Akare, (2) Mr. Rangrao Damaji Akare and (3) Mr. Gulabrao Damaji Akare, by a Deed of Released/Relinquishment Deed Dated 08.05.2014, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 4740/2014 on 08.05.2014 and same is accordingly mutated in their joint names in all relevant records.


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THAT the aforesaid (1) Mr. Krushnarao Damaji Akare, (2) Mr. Rangrao Damaji Akare and (3) Mr. Gulabrao Damaji Akare jointly lateron partitioned their aforesaid property comprising Agricultural land bearing Khasra No. 59, having an area of 6.44 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR in between them by executing a Partition Deed and they applied to the Tahsildar, Bramhapuri for sub-division of land in accordance to their respective separate possession of the aforesaid property. Accordingly, considering their request, the Tahsildar, Nagpur (Rural) vide its Order Dated 16.07.2019 passed in Revenue Case No. 04/S.R.V.-43/2018-19, the land admeasuring 4.80 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Krushnarao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/3, having an area of 4.80 Hectare R.. In the like manner, the land admeasuring 0.82 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Rangrao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/2, having an area of 0.82 Hectare R. and the land admeasuring 0.82 Hectare R. out of the aforesaid entire land bearing Khasra No. 59 allotted to the exclusive share of Mr. Gulabrao Damaji Akare absolutely forever having heritable transferable rights therein and the said portion of land is now renumbered as Khasra No. 59/1, having an area of 0.82 Hectare R.

THAT the aforesaid Mr. Krushnarao Damaji Akare lateron transferred/sold his aforesaid property comprising Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, Khate No. 390, held in Bhogwatdar Class-1 Rights of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (1) Mrs. Shakeela Begum Mohammad Aslam and (2) Mrs. Farheen Mohammad Firoz Sheikh, by a Sale Deed Dated 06.06.2022, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 4818/2022 on 07.06.2022 and same is accordingly mutated in their joint names in all relevant records.

THAT the aforesaid joint owners (1) Mrs. Shakeela Begum Mohammad Aslam and (2) Mrs. Farheen Mohammad Firoz Sheikh jointly lateron transferred/sold their aforesaid property


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comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 59/3, having an area of 4.80 Hectare R., Land Revenue Rs. 17.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 457 of Mouza – PILKAPAR, Patwari Halka No. 40 TOGETHERWITH all types of Trees Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Pilkapar in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. GANGAMAI INFRASTRUCTURE acting through its Partners (1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari and (5) Mr. Shrihari Jiyalal Chaudhari, by a Sale Deed Dated 29.02.2024, which is duly registered in the Office of the Sub Registrar, Nagpur-(R)-10 in Book No. 1, at Registered Sr. No. 1851/2024 on 01.03.2024.

As a result therefor the aforesaid **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners **(1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari And (5) Mr. Shrihari Jiyalal Chaudhari** have now become an exclusive, absolute and full Owner of the aforesaid properties bearing Khasra No. 59/3 with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the Property Card / 7/12 Extract.

THAT the said **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners **(1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari And (5) Mr. Shrihari Jiyalal Chaudhari** lateron decided to develop its aforesaid property bearing Khasra No. 59/3 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners **(1) Mr. Sumit Vijay Khobragade, (2) Mr. Kailas Vitthal Shinde, (3) Mr. Dilip Devraoji Gat, (4) Mr. Motilal Jiyalal Chaudhari And (5) Mr. Shrihari Jiyalal Chaudhari** lateron prepared a layout on the said land bearing Khasra No. 59/3 by carving out various Plots of different sizes therein and to be known and styled as “PILKA TOWN” and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide its Permit No. 56407, Approval No. NMRDA/LT/2024/APL.00404 Dated 10.10.2024.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) 7/12 Extract of Land bearing **Khasra No. 59/3.**
- (ii) Sale Deed Dated 29.02.2024 for land bearing Khasra No. 59/3 executed by (1) Mrs. Shakeela Begam Mohammad Asla and (2) Mrs. FARheen Mohammad


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Firoz Sheikh in favour of **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** and (5) **Mr. Shrihari Jiyalal Chaudhari**, bearing Registered Serial No. 1851/2024, Regd. on 01.03.2024.

- (iii) Tentatively Sanctioned Layout Plan & Letter Dated 10.10.2024 for Khasra No. 59/3.

THAT all the aforesaid documents produced before by **M/s. GANGAMAI INFRASTRUCTURE** acting through its Partners (1) **Mr. Sumit Vijay Khobragade**, (2) **Mr. Kailas Vitthal Shinde**, (3) **Mr. Dilip Devraoji Gat**, (4) **Mr. Motilal Jiyalal Chaudhari** And (5) **Mr. Shrihari Jiyalal Chaudhari** to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. 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 his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Land bearing **Survey/Khasra No. 59/3** of **Mouza – PILKAPAR** in Tahsil – Nagpur (Rural) and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide Challan GRN No. MH011547652202425E dated 25.11.2024.

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**

Nagpur.
Dated : 25.11.2024


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Advocate

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