

Date :

FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building Project of Tenements/ Row Houses known as "LAXMI RESIDENCY" to be developed on ALL THAT piece and parcel of land bearing Plot Nos. 20, 21, 30,31 (Kh No. of Plots 140/1/B/20/21/30/31), in all admeasuring about 746.83 Sq. Mtrs. i.e 7.46.83 Arr Sq. Mtrs, Land Revenue RS 75.00 per year, in the layout on Non-Agricultural land bearing Kh No. 140/1/B , Mauza : HINGNA, P.H NO. 49, Nagar Panchayat House Nos. 4310/20, 4310/21, 4310/30 & 4310/31, Ward No. 18, situated at Hingna, within the limits of Hingna Nagar, Panchayat, Tahsil : Hingna, District: Nagpur owned by Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang (here-in-after referred as the said Project "LAXMI RESIDENCY")

We have investigated the title of said land on request of Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot Nos. 20, 21, 30,31 (Kh No. of Plots 140/1/B/20/21/30/31), in all admeasuring about 746.83 Sq. Mtrs. i.e 7.46.83 Arr Sq. Mtrs, Land Revenue RS 75.00 per year, in the layout on Non-Agricultural land bearing Kh No. 140/1/B , Mauza : HINGNA, P.H NO. 49, Nagar Panchayat House Nos.



M/s DWIVEDI & KHEDKAR ADVOCATES

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4310/20, 4310/21, 4310/30 & 4310/31, Ward No. 18, situated at Hingna, within the limits of Hingna Nagar, Panchayat, Tahsil : Hingna, District: Nagpur.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 12.05.1999 executed by Smt. Renuka Nanaji Samkule in favour of Smt. Shantadevi Manaklal Bang and Smt. Vijayatai Shankarrao Bang Alias Smt. Vijaya Shankarlal Bang registered with Sub Registrar Hingna at Book No. Add-1 Volume No. 102 at pages 40 to 47 at Sr. No. 463 dt. 12.05.1999 in respect of western portion of land out of Kh No. 140/1 admeasuring about 0.82 Hectares.

(ii) Sale Deed dt. 25.05.1999 registered with Sub Registrar Hingna at Book No. Add-1 Volume No. 103 at pages 157 to 165 at Sr. No. 559 dt. 24.05.1999 executed by Shri Keshavrao Narayaraoji Deshmukh in favour of Smt. Shantadevi Manaklal Bang and Smt. Vijayatai Shankarrao Bang Alias Smt. Vijaya Shankarlal Bang of southern portion admeasuring about 1.00 Hectares out of Kh No. 140/1 and entire land admeasuring about 1.82 Hectares being thereafter re-numbered as Kh NO. 140/1/B.

(iii) Order of Tahsildar Hingna in Revenue Case No. 1/S.R.V-43/13-14 DT. 20.12.2013 regarding exchanged /partitioned of the properties owned by Smt. Shantadevi Manaklal Bang and Smt Vijayatai Shankarrao Bang, wherein land of Kh NO. 140/1/B MOUZA: Hingna in all admeasuring about 1.82 Hectares came to be owned by Smt. Vijayatai Shankarrao Bang Alias Smt. Vijaya Shankarlal Bang and Smt. Shantadevi Manaklal Bang got the land of Kh No. 60 admeasuring about 1.84 Hectares of MOUZA: Erandgaon.

(iv) N.A. order by for residential use by order of Collector, Nagpur dt. 30.04.2011 in Revenue Case No. 325/NAP-34/2010-2011.

(v) Letter bearing No. Sansanag/2475 dt. 01.08.2009 of Assistant Director, Town Planning, Nagpur, sanctioning residential layout on the said land of Kh. No. 140/1/B.



(vi) Letter of amalgamation of plots nos. 20,21, 30 & 31 in all admeasuring about 746.83 Sq. Mtrs by Chief Officer Hingna Nagar panchayat dt. 22.07.2022

(vii) Sanction Building plan of building apartment scheme by Chief Officer Hingna Nagar panchayat vide Building Permit No. NPHIN/B/2023/APL/00015 DT.26.07.2024.

(ix) Deed of Declaration dt. 14.11.2024 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 11593 dt. 14.11.2024 in respect of the Residential Apartment Scheme known as "LAXMI RESIDENCY".

03. 7/12 issued by Patwari vide Ferfar No. 6851 dt. 15.11.2022.

04. Search report for more than 30 years from 1993 till 2024.

02. 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 Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang in respect of amalgamated layout Plot Nos. 20,21, 30 & 31 in all admeasuring about 746.83 Sq. Mtrs . i.e Kh No. 140/1/B/20/21/30/31 is clear, marketable and without any encumbrances.

Description of Property	Name of Owner
ALL THAT piece and parcel of land bearing Plot Nos. 20, 21, 30,31 (Kh No. of Plots 140/1/B/20/21/30/31), in all admeasuring about 746.83 Sq. Mtrs. i.e 7.46.83 Arr. Sq. Mtrs, Land Revenue RS 75.00 per year, in the layout on Non-Agricultural land bearing Kh No. 140/1/B , Mauza : HINGNA, P.H NO. 49, Nagar Panchayat House Nos. 4310/20, 4310/21, 4310/30 & 4310/31, Ward No. 18, situated at Hingna, within the limits of Hingna Nagar, Panchayat, Tahsil : Hingna, District: Nagpur and the sanctioned proposed Buildings	Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang, Near UCo Bank, Suraj Nagar, Raipur, Hingna-441110.



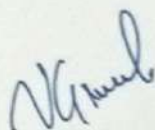
Qualifying comments/ remarks if any

03. THAT, the owner Smt. Vijayatai Shankarao Bang and Smt. Vijaya Shankarlal Bang are one and the same person and only in revenue records i.e 7/12 abstract her name is mentioned as Smt. Vijayatai Shankarao Bang whereas her name in all government records is Smt. Vijaya Shankarlal Bang.

The Title of Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang is good, valid, marketable, Clear and salable.

04. The report reflecting the flow of the title of Smt. Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang, on the said land of Plot Nos. 20, 21, 30,31 (Kh No. of Plots 140/1/B/20/21/30/31), in all admeasuring about 746.83 Sq. Mtrs. i.e 7.46.83 Arr. Sq. Mtrs, Land Revenue RS 75.00 per year, Mouza: Hingna, Tahsil: Hingna, District: Nagpur is enclosed herewith as annexure.

Encl : Annexure
Date:02.04.2025


Adv. Vishal G. Dwivedi



M/S DWIVEDI AND KHEDKAR ADVOCATES

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Dt. 02.04.2025

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract of land bearing Kh. Survey No. 140/1/B/20/21/30/31 , Mauza : HINGNA, Tahsil : HINGNA and District : NAGPUR issued by Patwari as on the date of application for registration.
2. Mutation Entry: The name of Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang was mutated in revenue records as the sole and exclusive owner of the said land vide order of Tahsildar Hingna in Revenue Case No. 1/S.R.V-43/13-14 DT. 20.12.2013 and vide Mutation entry NO. 6851.
3. Search Report for 30 years from 1994-2024 taken from Sub-Registrar's office at Hingna:



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

PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN
CARRIED OUT:

ALL THAT piece and parcel of land bearing Plot Nos. 20, 21, 30,31 (Kh No. of Plots 140/1/B/20/21/30/31), in all admeasuring about 746.83 Sq. Mtrs. i.e 7.46.83 Arr Sq. Mtrs, Land Revenue RS 75.00 per year, in the layout on Non-Agricultural land bearing Kh No. 140/1/B , Mauza : HINGNA, P.H NO. 49, Nagar Panchayat House Nos. 4310/20, 4310/21, 4310/30 & 4310/31, Ward No. 18, situated at Hingna, within the limits of Hingna Nagar, Panchayat, Tahsil : Hingna, District: Nagpur and the sanctioned Lay out and proposed Buildings and the said entire land is bounded as under :

ON THE NORTH	:	PLOT NO. 22 and 29
ON THE EAST	:	7.50 MTR. WIDE ROAD
ON THE WEST	:	9.00 MTR. WIDE ROAD
ON THE SOUTH	:	9.00 MTR. WIDE ROAD

Our Findings are as under:

(i) THAT, initially Smt. Renuka Nanaji Samkule by Sale Deed dt. 12.05.1999 registered with Sub Registrar Hingna at Book No. Add-1 Volume No. 102 at pages 40 to 47 at Sr. No. 463 dt. 12.05.1999 sold western portion of land out of Kh No. 140/1 admeasuring about 0.82 Hectares to Smt. Shantadevi Manaklal Bang and Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang .

(ii) THAT, Shri Keshavrao Narayaraoji Deshmukh by Sale Deed dt. 25.05.1999 registered with Sub Registrar Hingna at Book No. Add-1 Volume No. 103 at pages 157 to 165 at Sr. No. 559 dt. 24.05.1999 sold southern portion of land admeasuring about 1.00 Hectares out of Kh No. 140/1 to Smt Shantadevi Manaklal Bang and Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang and the said entire land admeasuring about 1.82 Hectares was re-numbered as Kh NO. 140/1/B.

(iii) THAT, Smt. Shantadevi Manaklal Bang and Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang exchanged /partitioned the properties owned by them and accordingly the said entire land of Kh NO. 140/1/B MOUZA: Hingna in all admeasuring about 1.82 Hectares came to be owned by Smt. Vijayatai Shankarrao Bang and Smt. Shantadevi Manaklal Bang got the land of Kh No. 60 admeasuring about 1.84 Hectares of MOUZA: Erandgaon as per the order of Tahsildar Hingna in Revenue Case No. 1/S.R.V-43/13-14 DT. 20.12.2013.



(iv) THAT, Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang got the user of the said land bearing Kh No. 140/1/B Mouza: Hingna converted from Agricultural to Non - Agricultural use for residential purpose as per the order of Collector, Nagpur dt. 30.04.2011 in Revenue Case No. 325/NAP-34/2010-2011.

(v) THAT Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang carved a residential layout carved on the said land bearing Kh No. 140/1/B Mouza: Hingna which was approved / sanctioned by the Assistant Director, Town Planning, Nagpur vide Letter bearing No. Sansanag/2475 dt. 01.08.2009

(vi). THAT, Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang having carved a residential layout on the said land bearing Kh No. 140/1/B Mouza: Hingna, amalgamated layout Plot Nos. 20,21, 30 & 31 in all admeasuring about 746.83 Sq. Mtrs as per the order of Chief Officer Hingna Nagar panchayat dt. 22.07.2022

(vii). THAT Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang obtained the sanction of Building plans of buildings/ Residential apartment scheme to be erected on the said land from the Chief Officer Hingna Nagar panchayat vide Building Permit No. NPHIN/B/2023/APL/00015 DT.26.07.2024.

(viii). THAT, Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang submitted the proposed building to be erected on the said land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 14.11.2024 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 11593 dt. 14.11.2024 and the said building project is known as "LAXMI RESIDENCY".

(ix) THAT, the owner Smt. Vijayatai Shankarao Bang and Smt. Vijaya Shankarlal Bang are one and the same person and only in revenue records i.e 7/12 abstract her name is mentioned as Smt. Vijayatai Shankarao Bang whereas, her name in all government records is Smt. Vijaya Shankarlal Bang.

(x) We have 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 been desired effect. We 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. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.



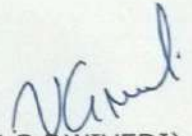
(x) We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/> for the period of 30 years from 1994-2024 vide challan GRN No. MH016147891202324E Dated 23.02.2024. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Project known as "LAXMI RESIDENCY" situated on KH NO.140/1/B/20/21/30/31 of Mauza : HINGNA, Tahsil : HINGNA District : NAGPUR is now owned by Smt. Vijayatai Shankarao Bang Alias Smt. Vijaya Shankarlal Bang , as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

4. Any other relevant Title: NA

5. Litigations if any: NA

Place: Nagpur
Date: 02.04.2025


(V.G DWIVEDI)
ADVOCATE

