Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

***Ashwin R. Patil***
ADVOCATE

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**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 Non Agriculture land bearing **Khasra No. 365 Part**, having **plotable/saleable area of 2160.06 Sq. Mtrs.** out of the total land admeasuring 0.28 Hectare R., Land Revenue Rs. 1.26/-, held in Bhogwatdar Class-1 Rights, Khate No. 4928, being a portion of the entire land bearing Khasra No. 365 having total area of 1.33 Hectare R. of **Mouza – HINGNA**, Patwari Halka No. 49 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**RAJOLI GREENS-2**", situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma,** (Name of owner/ promoter/ developer/company) and following documents i.e.

**(1) Description of the property:**

ALL THAT Piece and Parcel of Non Agriculture land bearing **Khasra No. 365 Part**, having **plotable/saleable area of 2160.06 Sq. Mtrs.** out of the total land admeasuring 0.28 Hectare R., Land Revenue Rs. 1.26/-, held in Bhogwatdar Class-1 Rights, Khate No. 4928, being a portion of the entire land bearing Khasra No. 365 having total area of 1.33 Hectare R. of **Mouza – HINGNA**, Patwari Halka No. 49 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**RAJOLI GREENS-2**", situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR. **BOUNDARIES ARE** :- ON THE EAST – MOUZA SUKLI SHIV; ON THE WEST – KHASRA NOS. 366; ON THE NORTH – ROAD & KHASRA NO. 401 & 402 and ON THE SOUTH – KHASRA NO. 364.

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**(2)** The Document of allotment of plot/land :- Sale Deed Dated 24.10.2024 for land admeasuring 0.28 Hectare R. being a portion of the entire land bearing Khasra No. 365 executed by (1) Mr. Prakash Pandurang Jadhav, (2) Mr. Bhimrao Pandurang Jadhav, (3) Mr. Hemant Pandurang Jadhav, (4) Mr. Rudraksh Pandurang Jadhav, (5) Smt. Kamal Pandurang Jadhav, (6) Smt. Vaishali Dilip Jadhav and (7) Mr. Pratik Dilip Jadhav in favour of **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma**, bearing Registered Serial No. 10996/2024.

**(3)** 7/12 extract issued by Competent Authority Mutation Entry No. 8640 dated 21.01.2025.

**(4)** Search report for 30 years from 1995 to 2025

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 Non Agriculture land bearing **Khasra No. 365 Part**, having **plotable/saleable area of 2160.06 Sq. Mtrs.** out of the total land admeasuring 0.28 Hectare R., Land Revenue Rs. 1.26/-, held in Bhogwatdar Class-1 Rights, Khate No. 4928, being a portion of the entire land bearing Khasra No. 365 having total area of 1.33 Hectare R. of **Mouza – HINGNA**, Patwari Halka No. 49 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**RAJOLI GREENS-2**", situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR. | **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** |

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

In accordance with the available search from the online portal the Title of **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** on the said land is good, valid, marketable, clear and salable

**3/-** The report reflecting the flow of the title of the **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

**Encl : Annexure**

**Nagpur.**
**Dated : 03.04.2025**

**(Ashwin Patil)**
**Advocate**

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

## 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. 365 issued by Village Officer, Hingna as on date of application for registration**

The name **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** is recorded in the 7/12 Extract issued by Village Officer, Hingna, the land **admeasuring 0.28 Hectare R.,** Land Revenue Rs. 1.26/-, held in Bhogwatdar Class-1 Rights, Khata No. 4928 being a portion of the entire land bearing **Khasra No. 365**, having total area of 1.33 Hectare R. of **Mouza – HINGNA**, Patwari Halka No. 49, situated at Hingna, within the limits of the Nagar Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR.

**2) Mutation Entry -**

**The 7/12 Extract of Khasra No. 365 issued by Village Officer, Hingna that vide** Mutation Entry /Ferfar Entry No. 8640 dated 21.01.2025 the name of **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal 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 Hingna.**

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 255/2K (Old), having an area of 6.60 Acres (i.e. 2.67 Hectare R.), Land Revenue Rs. 12.00/-, held in Bhogwatdar Class-2 Rights of Mouza – HINGNA, Patwari Halka No. 49 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Hingna, in Tahsil and District – NAGPUR, Originally belonged to Smt. Yashodabai Tukaram Barapatre, as a recorded Owner thereof being her separate property and the same is mutated in her name in all relevant records.

THAT during the course of time the aforesaid Smt. Yashodabai Tukaram Barapatre lateron transferred/sold her aforesaid property comprising Agricultural land bearing Khasra No. 255/2K (Old), having total area of 6.60 Acres (i.e. 2.67 Hectare R.), Land Revenue Rs. 12.00/-, held in Bhogwatdar Class-2 Rights, out of which (a) the land admeasuring 3.30 Acres, Land

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Revenue Rs. 6.00/- comprising Northern Portion by way of Sale to Mr. Pandurang Mahadeo Jadhav and (b) the land admeasuring 3.30 Acres, Land Revenue Rs. 6.00/- comprising Southern Portion by way of Sale to (1) Mr. Maroti Mahadeo Jadhav and (2) Mr. Vasanta Mahadeo Jadhav, by a Sale Deed Dated 29.04.1970, which is duly registered in the Office of the Sub Registrar, Nagpur in Book No. 1 at Registered Sr. No. 3133/1970 on 29.04.1970 and the same mutated in their joint names in all relevant records.

THAT, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha), (a) the land admeasuring 3.30 Acres, Land Revenue Rs. 6.00/- comprising Northern Portion out of the entire land bearing Khasra 255/2K of Mouza – HINGNA owned by Mr. Pandurang Mahadeo Jadhav, was renumbered as Khasra No. 365 of Mouza – HINGNA, having an area of 1.33 Hectare R., Land Revenue Rs. 6.00/-, held in Bhogwatdar Class-2 Rights and (b) the land admeasuring 3.30 Acres, Land Revenue Rs. 6.00/- comprising Southern Portion out of the entire land bearing Khasra 255/2K of Mouza – HINGNA owned by (1) Mr. Maroti Mahadeo Jadhav and (2) Mr. Vasanta Mahadeo Jadhav, was renumbered as Khasra No. 364 of Mouza – HINGNA, having an area of 1.34 Hectare R., Land Revenue Rs. 6.00/-, held in Bhogwatdar Class-2 Rights. Thus the aforesaid Mr. Pandurang Mahadeo Jadhav has now become an absolute owner and occupier of the aforesaid Khasra No. 365 and (1) Mr. Maroti Mahadeo Jadhav and (2) Mr. Vasanta Mahadeo Jadhav jointly have now become an absolute joint owners and occupier of the aforesaid Khasra No. 364.

THAT during the course of time the aforesaid Mr. Pandurang Mahadeo Jadhav left for heavenly abode on 26/06/2018 and consequent upon his demise/death, his aforesaid property bearing Khasra No. 365, having an area of 1.33 Hectare R. devolved upon his widow namely Smt. Kamla Pandurang Jadhav and five Sons namely (1) Mr. Prakash Pandurang Jadhav, (2) Mr. Bhimrao Pandurang Jadhav, (3) Mr. Hemant Pandurang Jadhav, (4) Mr. Rudraksh Pandurang Jadhav & (5) Mr. Dilip Pandurang Jadhav jointly by way of succession being 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 Mr. Dilip Pandurang Jadhav left for heavenly abode on 20/09/2020 and consequent upon his demise/death, his undivided share and interest in the aforesaid property bearing Khasra No. 365, having an area of 1.33 Hectare R. devolved upon his widow namely Smt. Vaishali Dilip Jadhav and only Son namely Mr. Pratik Dilip Jadhav jointly by way of succession being only heirs of the deceased and the same is mutated in their joint names in all relevant records.

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THAT the aforesaid land bearing Khasra No. 365, having an area of 1.33 Hectare R. of Mouza – HIGNNA, Patwari Halka No. 49 is converted from Bhogwatdar Class-2 Rights (Bhumidhari) to Class-1 Rights (Bhumiswami) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 and same is accordingly mutated in the all relevant Records.

THAT the aforesaid Owners (1) Mr. Prakash Pandurang Jadhav, (2) Mr. Bhimrao Pandurang Jadhav, (3) Mr. Hemant Pandurang Jadhav, (4) Mr. Rudraksh Pandurang Jadhav, (5) Smt. Kamal Pandurang Jadhav, (6) Smt. Vaishali Dilip Jadhav and (7) Mr. Pratik Dilip Jadhav lateron transferred/sold aforesaid property comprising Agricultural land containing by admeasurements 0.28 Hectare R., being a portion of the entire land bearing Khasra No. 365 having total area 1.33 Hectare R, Land Revenue Rs. 6.00/-, held in Bhogwatdar Class–1 Rights, Khata No. 129 of Mouza – HINGNA, Patwari Halka No. 49, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Hingna, within the limits of Nagar Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma, by a Sale Deed Dated 24.10.2024, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1, at Registered Sr. No. 10996/2024 on 24.10.2024 As a result therefor the aforesaid RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma have now become an exclusive, absolute and full Owner of the aforesaid property admeasuring 0.28 Hectare R. being a portion of the entire land bearing Khasra No. 365 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 **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** lateron decided to develop its aforesaid property admeasuring 0.28 Hectare R. being a portion of the entire land bearing Khasra No. 365 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** lateron prepared a layout on the said land admeasuring **0.28 Hectare R.** being a portion of the entire land bearing **Khasra No. 365** by carving out various Plots of different sizes therein and to be known and styled as "**RAJOLI GREENS-2"** and the said layout is finally sanctioned and approved for demarcated purpose by the Chief Officer, Hingna Nagar Panchayat, Hingna, vide its Permit No. 3666491 Approval No. NPHIN/LF/2025/APL/00021 Dated 01.04.2025.

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THAT, the aforesaid entire land bearing Khasra No. 365 having total area of 1.33 Hectare R. (i.e. 13300 Sq. Mtrs.) of Mouza – HINGNA, Patwari Halka No. 49, out of which the land admeasuring 0.28 Hectare R. (i.e. 2800 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna vide its Order Dated 27.03.2025 passed in Revenue Case No. 46/NAP-34/Prastu-1/2024-2025 and also granted the Sanad/Parishishta "B".

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. 365**.

**(ii)** Sale Deed Dated 24.10.2024 for land admeasuring 0.28 Hectare R. being a portion of the entire land bearing Khasra No. 365 executed by (1) Mr. Prakash Pandurang Jadhav, (2) Mr. Bhimrao Pandurang Jadhav, (3) Mr. Hemant Pandurang Jadhav, (4) Mr. Rudraksh Pandurang Jadhav, (5) Smt. Kamal Pandurang Jadhav, (6) Smt. Vaishali Dilip Jadhav and (7) Mr. Pratik Dilip Jadhav in favour of **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma**, bearing Registered Serial No. 10996/2024.

**(iii)** Sanctioned Layout Plan & Letter Dated 01.04.2025 for Khasra No. 365 Part.

**(iv)** Non Agricultural Order Dated 27.03.2025 for Khasra No. 365 Part.

THAT all the aforesaid documents produced before by **RAJOLI INFRA PRIVATE LIMITED, acting through its Director Mr. Raju Ramjilal Sharma** 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. 365 of Mouza – HINGNA in Tahsil – Hingna and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1996 to 2025) vide Challan GRN No. MH000135465202526E dated 03-04-2025.

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

**(4) Any other relevant Title : N.A.**

**(5) Litigations if any : - N.A.**

**Nagpur.**
**Dated : 03.04.2025**

**(Ashwin Patil)**
**Advocate**

**ASHWIN R. PATIL**
**Advocate**
**54, Sawarkar Nagar,**
**Khamla Road, Nagpur-**

# CHALLAN
## MTR Form Number-6

| | | | |
|---|---|---|---|
| **GRN** MH000135465202526E | **BARCODE** | **Date** 03/04/2025-13:38:36 | **Form ID** |

| | | | |
|---|---|---|---|
| **Department** Inspector General Of Registration | | **Payer Details** | |
| **Type of Payment** Search Fee Other Items | | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** HGN_HINGNA SUB REGISTRAR | | **Full Name** | ADV ASHWIN PATIL |
| **Location** NAGPUR | | | |
| **Year** 2025-2026 One Time | | **Flat/Block No. Premises/Building** | 54 |
| **Account Head Details** | **Amount In Rs.** | **Road/Street** | SAWARKAR NAGAR |
| 0030072201 SEARCH FEE | 375.00 | **Area/Locality Town/City/District** | NAGPUR |
| | | PIN | 4 4 0 0 1 5 |
| | | **Remarks (If Any)** | SEARCH FEE OF Khasra No. 365 Part Tahsil Hingna and District NAGPUR |
| **Total** | 375.00 | **Amount In Words** | Three Hundred Seventy Five Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| **Payment Details** STATE BANK OF INDIA | | **FOR USE IN RECEIVING BANK** | | | |
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 00040572025040391732 | IK0DENLXB3 |
| Cheque/DD No. | | Bank Date | RBI Date | 03/04/2025-13:24:39 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

Mobile No. : 9822936551

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.