

FORMAT- A

(Circular No. 28/2021 dated 08-03-2021)

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 Agricultural land bearing Khasra No. 88/1, having Plotable area of 8267.15 Sq. Mtrs. out of the total land admeasuring 1.62 Hectare R., Land Revenue Rs. 984.00/-, held in Bhogwatdar Class-1 Rights, Khate No. 524 of Mouza – BORGAON, Patwari Halka No. 3 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "HARINAM ESTATE", situated at Village – Borgaon, within the limits of the Grampanchayat Borgaon, 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 **Mr. Ajay Vasudeo Sahni** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 88/1**, having **Plotable area of 8267.15 Sq. Mtrs.** out of the total land admeasuring 1.62 Hectare R., Land Revenue Rs. 984.00/-, held in Bhogwatdar Class-1 Rights, Khate No. 524 of **Mouza – BORGAON**, Patwari Halka No. 3 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as **"HARINAM ESTATE"**, situated at Village – Borgaon, within the limits of the Grampanchayat Borgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:- ON THE EAST – ADJ. KHASRA NO. 93; ON THE WEST – 24.00 MTRS. WIDE EXISTING ROAD; ON THE NORTH – ADJ. KHASRA NO. 86 and ON THE SOUTH – ADJ. KHASRA NO. 88/2.



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

(2) The Document of allotment of plot/land :- Sale Deed Dated 26-04-2006 for land admeasuring 1.62 Hectare R. comprising Northern Portion being a part or portion of the entire land bearing Khasra No. 88 executed by (1) Mr. Shripat Sonba Raut, (2) Mrs. Shakuntala Wamanrao Kadu, (3) Smt. Lilabai Namdeorao Thakare, (4) Mr. Tryambak Khushalrao Bhongade and (5) Smt. Savitri Khushalrao Bhongade in favour of **Mr. Ajay Vasudeo Sahni**, bearing Registered Serial No. 1867/2006.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 365 dated 14-12-2006.

(4) Search report for 30 years from 1996 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 Agricultural land bearing **Khasra No. 88/1**, having **Plotable area of 8267.15 Sq. Mtrs.** out of the total land admeasuring 1.62 Hectare R., Land Revenue Rs. 984.00/-, held in Bhogwatdar Class-1 Rights, Khate No. 524 of **Mouza – BORGAON**, Patwari Halka No. 3 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**HARINAM ESTATE**", situated at Village – Borgiaon, within the limits of the Grampanchayat Borgiaon, in Tahsil – Nagpur (Rural) and District – NAGPUR.

Mr. Ajay Vasudeo Sahni

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

In accordance with the available search from the online portal the Title of **Mr. Ajay Vasudeo Sahni** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **Mr. Ajay Vasudeo Sahni** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 11.04.2025

(Ashwin Patil)
Advocate

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

FORMAT- A

(Circular No. 28/2021 dated 08-03-2021)

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

1) 7/12 Extract of land bearing Survey/Khasra No. 88/1 issued by Village Officer, Borgaon, Nagpur (Rural) as on date of application for registration

The name of **Mr. Ajay Vasudeo Sahni** is recorded in the 7/12 Extract issued by Village Officer, Borgaon, Nagpur (Rural) bearing Khasra No. 88/1, having an area of **1.62 Hectare** R., Land Revenue Rs. 984.00/-, held in Bhogwatdar Class-1 Rights, Khate No. 524 of **Mouza – BORGAON**, Patwari Halka No. 3, situated at Village – Borgaon, within the limits of the Grampanchayat Borgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 88/1 issued by Village Officer, Borgaon, Nagpur (Rural) that vide Mutation Entry /Ferfar Entry No. 365 dated 14-12-2006, the name of **Mr. Ajay Vasudeo Sahni** is recorded as sole Owner of the said land.

3) Search report for 30 years from 1996 to 2025 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 88, having an area of 2.99 Hectare R., Land Revenue Rs. 19.00/-, Khata No. 139, held in Bhogwatdar Class-1 Rights of Mouza – BORGAON, Patwari Halka No. 3 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Borgaon, within the limits of the Grampanchayat Borgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to (1) Mr. Shripat Sonba Raut, (2) Mrs. Shakuntala Wamanrao Kadu, (3) Smt. Lilabai Namdeorao Thakare, (4) Mr. Tryambak Khushalrao Bhongade and (5) Smt. Savitri Khushalrao Bhongade as a recorded joint Owners thereof being their separate ancestral property and the same is mutated in their joint names in all relevant records and also mutated in the Property Card/7/12 Extract.

THAT, the aforesaid owners (1) Mr. Shripat Sonba Raut, (2) Mrs. Shakuntala Wamanrao Kadu, (3) Smt. Lilabai Namdeorao Thakare, (4) Mr. Tryambak Khushalrao Bhongade and (5) Smt. Savitri Khushalrao Bhongade jointly lateron transferred/sold the portion of land out of their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-465015

land containing by admeasurements 1.62 Hectare R. (i.e. 4.00 Acres) comprising NORTHERN PORTION being a part or portion of the entire land bearing Khasra No. 88, having total area of 2.99 Hectare R., Land Revenue Rs. 19.00/-, Khata No. 139, held in Bhogwatdar Class-1 Rights of Mouza – BORGAEON, Patwari Halka No. 3 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Borgaon, within the limits of the Grampanchayat Borgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **Mr. Ajay Vasudeo Sahni**, by a Sale Deed Dated 26-04-2006, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 1867/2006 on 26-04-2006.

THAT lateron the portion of land admeasuring 1.62 Hectare R. owned by **Mr. Ajay Vasudeo Sahni** is renumbered and allotted new khasra number by the Revenue Authority and now identified as **Khasra No. 88/1**, having an area of 1.88 Hectare R., held in Bhogwatdar Class-1 Rights.

As a result therefore the aforesaid **Mr. Ajay Vasudeo Sahni** has now become an exclusive, absolute and full Owner of the aforesaid property bearing Khasra No. 88/1 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 vide Mutation Entry No. 365 dated 14-12-2006.

THAT the said **Mr. Ajay Vasudeo Sahni** lateron decided to develop his aforesaid property bearing **Khasra No. 88/1** into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **Mr. Ajay Vasudeo Sahni** lateron prepared a layout on the said land bearing **Khasra No. 88/1** by carving out various Plots of different sizes therein and to be known and styled as "**HARINAM ESTATE**" and the said layout is duly finally sanctioned and approved for demarcated purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Permit No. 3648100, Approval No. NMRDA/LF/20024/APL/00226 Dated 21-10-2024.

THAT, the aforesaid entire land bearing Khasra No. 88/1 having an area of 1.62 Hectare R. (i.e. 16200 Sq. Mtrs.) of **Mouza – WARODA**, out of which the land admeasuring 1.563821 Hectare R. (i.e. 15638.21 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide its Order Dated 25-07-2024 passed in Revenue Case No. 178/N.A.P.-34/2023-2024.


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

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. 88/1**.
- (ii) Copy of Sale Deed Dated 26-04-2006 for land admeasuring 1.62 Hectare R. comprising Northern Portion being a part or portion of the entire land bearing Khasra No. 88 executed by (1) Mr. Shripat Sonba Raut, (2) Mrs. Shakuntala Wamanrao Kadu, (3) Smt. Lilabai Namdeorao Thakare, (4) Mr. Tryambak Khushalrao Bhongade and (5) Smt. Savitri Khushalrao Bhongade in favour of **Mr. Ajay Vasudeo Sahni**, bearing Registered Serial No. 1867/2006.
- (iii) Layout finally Sanctioned Letter & Map Dated 21-10-2024.
- (iv) Non Agricultural Order Dated 25-07-2024.

THAT all the aforesaid documents produced before by **Mr. Ajay Vasudeo Sahni** to them for security 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 it have 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. 88/1** of **Mouza – BORGAON** in Tahsil – Nagpur (Rural) and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1996 to 2025) vide Challan GRN No. MH000542073202526E dated 11-04-2025.

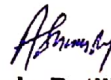
THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

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

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

We have conducted search at Sub-Registrar office and no list pendency has been registered and on basic the same it appears that there are no litigation on the said plot.

Nagpur.
Dated : 11.04.2025


(Ashwin Patil)
Advocate

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



CHALLAN
MTR Form Number-6



GRN	MH000542073202526E	BARCODE	Date 11/04/2025-13:03:20		Form ID
Department Inspector General Of Registration		Payer Details			
Type of Payment Search Fee		TAX ID / TAN (If Any)			
Other Items		PAN No.(If Applicable)			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		ADV ASHWIN PATIL	
Location NAGPUR		Flat/Block No.		54	
Year 2025-2026 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		375.00		Road/Street SAWARKAR NAGAR	
				Area/Locality NAGPUR	
				Town/City/District	
		PIN		4 4 0 0 1 5	
		Remarks (If Any)			
		SEARCH FEE OF Khasra No. 88/1 Mouza BORGAON Tahsil Nagpur			
		Rural and District NAGPUR			
		Amount In Three Hundred Seventy Five Rupees Only			
Total		375.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572025041183000	IK0DEUGCN8
Cheque/DD No.		Bank Date	RBI Date	11/04/2025-13:24:04	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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.