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To,

The MahaRERA

LEGAL TITLE REPORT

Subject : Title Clearance certificate with respect to ALL THAT Piece and Parcel of land containing by admeasurements 1.98 Hectares comprising Khasra No. 86/1, P. H. No. 74/A of MOUZA-BOTHALI, Tah.-NAGPUR(G) and Dist.NAGPUR-441108 , total adm : 19800.00 Sq. Mtrs (Plottable Area 12491.55 Sq. Mtrs. As per Sanctioned Map dated 29/01/2025), with the boundaries as under:

ON THE EAST : KH. NO. 85

ON THE WEST : 18.00 M. WD ROAD

ON THE NORTH : KH. NO. 86/2

ON THE SOUTH : KH. NO. 82 and 83

I have investigated the title of the said plot on the request of **PRASANNA LANDS** through its Partner and Authorized Signatory **Shri.Nikhil Prakash Chaple**, having office at Plot No.6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur-440015, and following documents i.e:-

1) Description of the property.

ALL THAT Piece and Parcel of land containing by admeasurements 1.98 Hectares comprising Khasra No. 86/1, P. H. No. 74/A of MOUZA-BOTHALI, Tah.-NAGPUR(G) and Dist.NAGPUR-441108 , total adm : 19800.00 Sq. Mtrs (Plottable Area 12491.55 Sq. Mtrs. As per Sanctioned Map dated 29/01/2025).


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2) The documents of allotment of plot.

- 1) Reg. Gift Deed dated 27/12/1975 in favour of Smt. Gitabai Tanbaji Dhamane registered at the Office of the Sub Registrar, Nagpur No. 1 in Book No. 1 at Serial No. 5189.
- 2) Reg. Gift Deed dated 07/07/2012 in favour of Mrs. Jyoti Harihar Vadsakar registered at the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Serial No. 3440.
- 3) Reg. Gift Deed dated 07/07/2012 in favour of Mrs. Sheela Ramdas Raut registered at the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Serial No. 3441.
- 4) Reg. Gift Deed dated 22/06/2022 in favour of Mrs. Surekha Puroshottam Jagtap registered at the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Serial No. 5385.
- 5) Reg. Sale-Deed dated 08/08/2024 in favour of M/s PRASANNA LANDS registered at the Office of the Sub Registrar, Nagpur No. 10 in Book No. 1 at Serial No.7151.
- 6) Reg. Sale-Deed dated 13/02/2025 in favour of M/s PRASANNA LANDS registered at the Office of the Sub Registrar, Nagpur No.4 in Book No. 1 at Serial No.1957.

3) 7/12 Extract issued by Competent Authority Mutation Entry No. vide Ferfar No. 1119 dated 20/12/2024.

4) Search Report for 30 years from the years 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 **PRASANNA LANDS**, is clear, Marketable and without any encumbrances.


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Owners of the Land

ALL THAT Piece and Parcel of land containing by admeasurements 1.98 Hectares comprising Khasra No. 86/1, P. H. No. 74/A of MOUZA-BOTHALI, Tah.-NAGPUR(G)andDist.NAGPUR-441108 , total adm : 19800.00 Sq. Mtrs (Plottable Area 12491.55 Sq. Mtrs. As per Sanctioned Map dated 29/01/2025).	PRASANNA LANDS , having office at Plot No.6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur-440015.
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(i) Qualifying comments / remarks if any(No Comment)

3/- The report reflecting the flow of the title of

PRASANNA LANDS, having office at Plot No.6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur-440015., for

ALL THAT Piece and Parcel of land containing by admeasurements 1.98 Hectares comprising Khasra No. 86/1, P. H. No. 74/A of MOUZA-BOTHALI, Tah.-NAGPUR(G) and Dist.NAGPUR-441108 , total adm : 19800.00 Sq. Mtrs (Plottable Area 12491.55 Sq. Mtrs. As per Sanctioned Map dated 29/01/2025), is enclosed herewith as annexure.

REMARKS : PRASANNA LANDS, is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 25/02/2025


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FORMAT - A
(Circular No.: - 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 Extract / PR Card as on date of application for Registration.
2. Mutation Entry No. vide Ferfar No. 1119 dated 20/12/2024
3. Search Report for 30 years from the years 1995 to 2025 taken from Office of the Joint Sub Registrar, Nagpur.

WHEREAS; ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 86/1, admeasuring about 2.43 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BÖTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR, was initially owned by Smt. Gitabai Tanbaji Dhamane, by a Gift Deed dated 27/12/1975 which is duly registered at the Office of the Sub Registrar, Nagpur No.1 in Book No. 1 at Serial No. 5189, AND;

WHEREAS; Smt. Gitabai Tanbaji Dhamane, lateron land containing by admeasurements 0.81 Hectares comprising NORTHEN PORTION being a part or portion of the entire land bearing the said land/property Kh. No. 86/1, admeasuring about 2.43 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR, transferred to Mrs. Jyoti Harihar Vadskar by Gift deed dated 07/07/2012 which is duly registered at the Office of the Sub Registrar, Nagpur No.7 in Book No. 1 at Serial No. 3440, AND;


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WHEREAS; Smt. Gitabai Tanbaji Dhamane, lateron land containing by admeasurements 0.81 Hectares comprising NORTHERN PORTION being a part or portion of the entire land bearing the said land/property Kh. No. 86/1, admeasuring about 2.43 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR, transferred to Mrs. Sheela Ramdas Raut by Gift deed dated 07/07/2012 which is duly registered at the Office of the Sub Registrar, Nagpur No.7 in Book No. 1 at Serial No. 3441, AND;

WHEREAS; Smt. Gitabai Tanbaji Dhamane, lateron land containing by admeasurements 0.81 Hectares comprising NORTHERN PORTION being a part or portion of the entire land bearing the said land/property Kh. No. 86/1, admeasuring about 2.43 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR, transferred to Mrs. Surekha Puroshottam Jagtap by Gift deed dated 22/06/2022 which is duly registered at the Office of the Sub Registrar, Nagpur No.7 in Book No. 1 at Serial No. 5385, AND;

WHEREAS; as a result Mrs. Jyoti Harihar Vadskar, Mrs. Sheela Ramdas Raut and Mrs. Surekha Puroshottam Jagtap have become the joint and collective owners and occupiers of a total of 2.43 hectares of said land/property has been rightfully inherited by them and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 931 dated 21-07-2022; AND

WHEREAS; Mrs. Jyoti Harihar Vadskar, Mrs. Sheela Ramdas Raut and Mrs. Surekha Puroshottam Jagtap sold/transferred the land containing by admeasurements 1.21 Hectares comprising NORTHERN PORTION being a part or portion of the entire land bearing the Kh. No. 86/1, admeasuring about 2.43 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and


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belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR to M/s. PRASANNA LANDS through its partners Mr. Nikhil Prakash Chaple and Mr. Pranay Vijay Jhawar by Sale Deed dated 08/08/2024 duly registered at the Office of the Sub Registrar, Nagpur No.10 in Book No. 1 at Serial No. 7151, AND

WHEREAS, land bearing Khasra No. 86/1, which, upon recalculation/consolidation by the District Superintendent, Bhumi Abhilekh, Nagpur, has been duly recorded as Khasra/Land Survey/Group No. 86/1, the said land initially comprised a total area of 2.43 hectares ; however, due to the transfer of 0.45 hectares to a designated waterlogged area, the remaining land now stands at 1.98 hectares, an order to this effect has been duly passed by the Sub-Divisional Officer, Nagpur (Rural), vide Order dated 15/10/2024, thereby amending the recorded land area, the said amendment has been formally recorded under for the revised area of 1.98 hectares, in pursuance of Order No. क्रमाक/पु.मो.यो./त.अ./दु.आदेश / मौजा- बोथली / एस.व्ही-२३ / एसआर- ३८९ / २०२४ , AND;

WHEREAS; To the effect that the M/s. PRASANNA LANDS owns 1.21 hectares land on the north side in Khasra/Land Survey/Group No. 86/1 by sale deed dated 08/08/2024, the Mrs. Jyoti Harihar Vadskar, Mrs. Sheela Ramdas Raut and Mrs. Surekha Puroshottam Jagtap is now the joint owners of the remaining 0.77 hectares of agricultural land in the south; AND;

WHEREAS; Mrs. Jyoti Harihar Vadskar, Mrs. Sheela Ramdas Raut and Mrs. Surekha Puroshottam Jagtap sold/transferred the land containing by admeasurements 0.77 Hectares comprising NORTHERN PORTION being a part or portion of the entire land bearing the Kh. No. 86/1, admeasuring about 1.98 Hectares, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto with Occupant Class - I Bhumiswami Rights, situated at Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR to M/s. PRASANNA LANDS through its partners Mr. Nikhil Prakash Chaple and Mr. Pranay Vijay Jhawar by Sale Deed dated 13/02/2025 duly registered at the Office of the Sub Registrar, Nagpur No.4 in Book No. 1 at Serial No. 1957/2025, AND;


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WHEREAS; M/s. PRASANNA LANDS has now become an exclusive, absolute and full owner of the aforesaid property bearing Kh. No. 86/1, Mouza : BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District : NAGPUR, having an area of 1.98 Hectares with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records and the same is accordingly recorded in the Revenue Records.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Nagpur

Date : 25/02/2025


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