



MEENAKSHI M MAHESHWARI

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FORMAT- A

(Circular No.:- 28 /2021)

To,
Maha RERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land situate at Mouza Velahari ie all that piece and Parcel of land bearing khasra no. 35(Part) of Mouza Velahari, P.H. No. 38, having total admeasuring total area of 2.48 HR ie (24800.00 Sq Mtrs) out of that 12058.025 Sq.mtrs (1.2058025 HR), Land Revenue Rs. 9.95 Yearly, held in class-I rights, situated at Village - Vela (Harishchandra) in Tahsil- Nagpur (Rural) District Nagpur (hereinafter referred as the said "property").

1) I have investigated the title of the said plot on the request of **SHREE SIDDHESHWAR INFRAVENTURES PVT. LTD**, a registered company registered under companies act and having its office at Shree Siddeshwar Sabhagruh and Lawns ,Manewada Cement Road Nagpur, Tahsil and District -

NAGPUR acting Through its DIRECTORS 1) SHRI RAHUL S/O SUDHAKARRAO ZADE, 2) SHRI VARUN S/O SUDHAKARRAO ZADE, both are the R/o Shree Shiddivinayak Apartment, Shree Siddheshwar Nagar ,Near Dighori Square, Ring Road Nagpur 34 the Joint Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT piece and Parcel of land bearing khasra no. 35 of Mouza Velahari, P.H. No. 38, having total admeasuring area of 2.48 HR ie (24800.00 Sq Mtrs) out of that 12058.025 Sq.mtrs (1.2058025 HR), Land Revenue Rs. 9.95 Yearly, held in class-I rights, situated at Village - Vela (Harishchandra) in Tahsil- Nagpur (Rural) District Nagpur and bounded as under :-

On towards East	-	Khasra No 34
On towards West	-	Khasra No 24
On towards North	-	Khasra No 33
On towards South	-	Khasra No 36

2) The documents of said Land for Group Housing : -

Sale Deed, Original Tax Receipt (Rural Gram Panchyat), 7/12 Extract of Khasra no 35 (Part), Layout plan, Agreement of Development with NMRDA, All Sanction Map for Group Housing Scheme from Competent Authorities.

3) Tax Receipt issued by Gram Panchyat Velahari (Nagpur Rural)on Dated 30/12/2020 and 05/03/2021.

4) Search report for 30 years from 1992 till 2021.

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 Owner i.e **SHREE SIDDHESHWAR INFRAVENTURES PVT. LTD**, a registered company registered under companies act and having its office at Shree Siddeshwar Sabhagruh and Lawns ,Manewada Cement Road Nagpur, Tahsil and District - NAGPUR acting **Through its DIRECTORS 1) SHRI RAHUL S/O SUDHAKARRAO ZADE, 2) SHRI VARUN S/O SUDHAKARRAO ZADE**, both are the R/o Shree Shiddivinayak Apartment, Shree Siddheshwar Nagar ,Near Dighori Square, Ring Road Nagpur 34 is clear, marketable and without any encumbrances.

Owners of the land

- a. All that piece and Parcel of land bearing Khasra no. 35 of Mouza Velahari, P.H. No. 38, having total admeasuring total area of 2.48 HR ie (24800.00 Sq Mtrs) **out of that 12058.025 Sq.mtrs (1.2058025 HR)**, Land Revenue Rs. 9.95 Yearly, held in class-I rights, situated at Village - Vela (Harishchandra) in Tahsil-Nagpur (Rural) District Nagpur, **Originally and basically owned and possessed by Shri Gulabrao Lahanuji Dhabre and Shri Tulsiram Dhabre.**
- b. Shri Tulsiram Dhabre later on relinquished his all right in favor of Shri Gulabrao Lahanuji Dhabre by way of Relinquishment Deed and the said Relinquishment Deed was duly executed and registered before the Sub Registrar Nagpur Rural bearing Sr.no. 7704 on dated 20/12/1989.

- c. Shri Gulabrao Lahanuji Dhabre has sold the aforesaid land to Sau Kiran w/o Ashokrao Dhawad by way of sale deed and the said sale deed was duly executed and registered before the Sub Registrar Nagpur at Sr.no 3910 on dated 2/8/2006.
- d. Sau Kiran W/o Ashokrao Dhawad for a good cause has sold the aforesaid land to Shree Siddheshwar Infraventures Pvt Ltd acting through its Directors 1) Shri Rahul Sudhakar Rao Zade, 2) Shri Varun Sudhakar Rao Zade and the said sale deed was duly executed before the Sub Registrar Nagpur-7 at Sr.no 5269 dated 29/5/2019.

3/- The Report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl : Annexure.

Nagpur
4/5/2021


Ms Meenakshi M Maheshwari

MEENAKSHI M. MAHESHWARI
M. Com. LL.M.
ADVOCATE
'KHATUJI' G-103, Gorepeth,
Nagpur-10. Mo.No.:9730661235

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Annexure

FLOW OF THE TITLE OF SAID LAND.

1. **THAT** all that piece and Parcel of land bearing khasra no. 35 of Mouza Velahari, P.H. No. 38, having total admeasuring total area of 2.48 HR ie (24800.00 Sq Mtrs) **out of that 12058.025 Sq.mtrs (1.2058025 HR)**, Land Revenue Rs. 9.95 Yearly, held in class-I rights, situated at Village - Vela (Harishchandra) in Tahsil-Nagpur (Rural) District Nagpur, Originally and basically owned and possessed by Shri Gulabrao Lahanuji Dhabre and Shri Tulsiram Dhabre.
2. **THAT** Shri Tulsiram Dhabre later on relinquished his all right in favor of Shri Gulabrao Lahanuji Dhabre by way of Relinquishment Deed and the said Relinquishment Deed was duly executed and registered before the Sub Registrar Nagpur Rural bearing Sr.no. 7704 on dated 20/12/1989.
3. **THAT**, after relinquishment Deed in favour of Shri Gulabrao Lahanuji Dhabre for a good cause has sold the aforesaid land to Sau Kiran w/o Ashokrao Dhawad by way of sale deed and in the said sale deed 1) Shri Deepak B Mungale 2) Shri Rambhau Ignle 3) Shri Suresh Pissar were consenters in the said sale deed and the said sale deed was duly executed and registered before the Sub Registrar Nagpur at Sr.no 3910 on dated 2/8/2006.

4. **THAT**, after execution of the sale deed in favour of Sau Kiran W/o Ashokrao Dhawad for a good cause has sold the aforesaid land to Shree Siddheshwar Infraventures Pvt Ltd acting through its Directors 1) Shri Rahul Sudhakar Rao Zade, 2) Shri Varun Sudhakar Rao Zade and the said sale deed was duly executed before the Sub Registrar Nagpur-7 at Sr.no 5269 dated 29/5/2019.
5. **THAT**, Shree Siddheshwar Infraventures Pvt Ltd through its Director 1) Shri Rahul Sudhakar Rao Zade, 2) Shri Varun Sudhakar Rao Zade is the absolute owner of land bearing khasra no. 35 of Mouza Velahari, P.H. No. 38, having total admeasuring total area of 2.48 HR ie(24800.00 Sq Mtrs), Land Revenue Rs. 9.95 Yearly, held in class-I rights, situated at Village - Vela (Harishchandra) in Tahsil-Nagpur (Rural) District Nagpur
6. **THAT**, the said land is covered under Nagpur Metropolitan Region declared by Government vide Notification no. NMRDA-3316/C.R.-55/UD-7 dated 4/3/2017 by which NMRDA has been establishment as planning authority for Nagpur Metropolitan Region, Nagpur.
7. **THAT**, Shree Siddheshwar Infraventures Pvt Ltd through its Directors 1) Shri Rahul Sudhakar Rao Zade, 2) Shri Varun Sudhakar Rao Zade applied before Nagpur Metropolitan Region Development Authority for sanction of construction Group Housing Scheme on dated 12/2/2020 and NMRDA issue letter in favor of Shree Siddheshwar Infraventures Pvt Ltd through its Director 1) Shri Rahul Sudhakar Rao Zade and 2) Shri Varun Sudhakar Rao Zade on dated 4/6/2020.
8. **THAT**, Shree Siddheshwar Infraventures Pvt Ltd through its Directors 1) Shri Rahul Sudhakar Rao Zade, and 2) Shri Varun Sudhakar Rao Zade,

applied for sanction of Residential (Group Housing) before the concern authority of Nagpur Metropolitan Region Development Authority ie NMRDA on dated 14/5/2019 for sanction of said Residential (Group Housing) Layout/Land Subdivision for land bearing Kh.no. 35(Part) of Mouza Welahari, Tah Nagpur(Gramin) Dist Nagpur and later on as per the procedure the competent authority of NMRDA approved the said application vide bearing no E.E.(NMRDA)/DPC/AGREE/264 on dated 24/2/2020.

9. **THAT,** Shree Siddheshwar Infraventures Pvt Ltd acting through its Directors 1) Shri Rahul Sudhakar Rao Zade, and 2) Shri Varun Sudhakar Rao Zade the grantors herein as per procedure entered and has executed an DEVELOPMENT AGREEMENT with Nagpur Metropolitan Region Development Authority on dated 24/2/2020
10. **THAT,** the Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority Nagpur has approved tentative layout plan on dated 5/8/2019 and Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has approved the final layout under section 45 of Maharashtra Regional & Town Planning act 1966 vide its order dated 18/11/2019. The Collector Nagpur has permitted the diversion of the aforesaid land admeasuring 12058.025 Sq.mtr (1.2058025 HR) from Agricultural use to Non Agricultural Purposes ie for the residential purpose vide its order dated 19/12/2019 in Rev case no . 03/NAP-34/ Mouza Vela Harishchadra /2019-2020.
11. **THAT** I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from

encumbrances of all kinds whatsoever and any kind of Litigations and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 1992 to 2021 is deposited vide by Challan No.MH000989108202122E of Dated 04/05/2021 for the period of Thirty Years.

12. **THAT** naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Khasra No 35(Part) Together with a Built-up space in a Multistoried Building proposed to be constructed thereon and to be known and styled as "SIDDESHWAR NAGAR 2" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

13. **That** it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

NAGPUR

DATED : 04/05/2021


Ms Meenakshi M Maheshwari

Advocate

MEENAKSHI M. MAHESHWARI
M. Com. LL.M.
ADVOCATE
'KHATUJI' G-103, Gorepeth,
Nagpur-10. Mo.No.:9730661235

MH000989108202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2021	Receipt	Receipt no.: 1112025817
Name of the Applicant : Meenakshi Maheshwari		
Details of property of which document has to be searched :		Dist : Nagpur Village : Vela Harishchandr S.No/CTS No/G.No. : 35
Period of search :		From : 2002 To : 2021
Received Fee :		500
The above mentioned Search fee has been credited to government vide GRN no : MH000989108202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

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