

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Plot No. 2 in Block "R" out of the Scientific Co-operative Housing Society Ltd., Nagpur, admeasuring North-South 30.48 Mtrs. (i.e. 100 Ft.) and East West 21.34 Mtrs. (i.e. 70 Ft.) equal to 650 Sq. Mtrs. (i.e. 7000 Sq. Ft.), being a portion of the entire land bearing Khasra No. 4/1, 4/2 and 7/2 of Mouza – AJNI KHURD, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**HARSH RESIDENCY**", bearing Corporation House No. 323/F, City Survey No. 339 and Sheet No. 34 of Mouza – AJNI KHURD, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land bearing Plot No. 2 in Block "R" out of the Scientific Co-operative Housing Society Ltd., Nagpur, admeasuring North-South 30.48 Mtrs. (i.e. 100 Ft.) and East West 21.34 Mtrs. (i.e. 70 Ft.) equal to 650 Sq. Mtrs. (i.e. 7000 Sq. Ft.), being a portion of the entire land bearing Khasra No. 4/1, 4/2 and 7/2 of Mouza – AJNI KHURD, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**HARSH RESIDENCY**", bearing Corporation House No. 323/F, City Survey No. 339 and Sheet No. 34 of Mouza – AJNI KHURD, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation


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Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	PLOT NO. R-1
ON THE WEST	-	PLOT NO. R-3.
ON THE NORTH	-	PLOT NO. R-21.
ON THE SOUTH	-	40 FT. WIDE ROAD

(2) Document of Ownership of Present Owner :-

- (i) WILL Deed Dated 09-07-2010 of Smt. Lochana Bhaiyyasaheb Thakre in favour of Smt. Rachna Adwait Mahalle.
- (ii) Sale Deed dated 25.01.1985 of Mr. Gajanan Bhagwantrao Deshmukh.
- (iii) Sale Deed dated 17-01-1985 of Mr. Mahadeo Baburao Gawande.
- (iv) Sale Deed dated 25.01.1985 of Mr. Gajanan Bhagwantrao Deshmukh.
- (v) Sale Deed dated 07-02-2002 of Mr. Yashwant Vishwanath Thatte.
- (vi) Sale Deed dated 21-10-1992 of Mr. Prabhakar Nagoraoji Sapkal.
- (vii) Sale Deed dated 13-01-2012 of Mr. Pradeep Bhaskarrao Bhuibhar.
- (viii) Sale Deed dated 25-01-1985 of Mr. Vijay Diwakar Padhye.
- (ix) Sale Deed dated 25-01-1985 of Mr. Dada Ganpatrao Umare.
- (x) Sale Deed dated 25-01-1985 of Mr. Ramrao Bhaskarrao Tayde.
- (xi) Sale Deed dated 27-01-1985 of Mr. Rajendra Panjabrao Thakare.

(3) Property Card of City Survey issued by Competent Authority dated 29-11-2019.

(4) Search report for 30 years from 1992 to 2021 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 Plot No. 2 in Block "R" of Mouza – AJNI KHURD is (1) SMT. RACHNA W/o ADWAIT MAHALLE, (2) MR. GAJANAN S/o BHAGWANTRAO DESHMUKH, (3-A) SMT. INDIRA Wd/o MAHADEO GAWANDE, (3-B) MR. ATUL S/o MAHADEO GAWANDE, (3-C) MR. NITIN S/o MAHADEO GAWANDE, (4-A) MR. PRASAD S/o YESHWANT THATTE, (4-B) MR. AVINASH S/o YESHWANT THATTE, (5-A) SMT. JAYASHREE Wd/o PRADEEP BHUIBHAR, (5-B) MR. ABHISHEK S/o PRADEEP BHUIBHAR, (5-C) MR. JAYDEEP S/o PRADEEP BHUIBHAR, (6) MR. VIJAY S/o DIWAKAR PADHYE, (7-A) SMT. SARITA Wd/o DADA UMARE, (7-B) MRS. APARNA W/o DEVENDRA KHADE (before marriage name KU. APARNA D/o DADA UMARE), (8) MR. RAJENDRA S/o PANJABRAO THAKARE, (9) MR. RAMRAO S/o BHASKAR TAYADE.

(5) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

(1) WILL Deed Dated 09-07-2010 of Smt. Lochana Bhaiyyasaheb Thakre in favour of Smt. Rachna Adwait Mahalle, (2) Sale Deed dated 25.01.1985 of Mr. Gajanan

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Bhagwantrao Deshmukh, (3) Sale Deed dated 17-01-1985 of Mr. Mahadeo Baburao Gawande, (4) Death Certificate of Mr. Mahadeo Baburao Gawande died on 04-04-2009, (5) Sale Deed dated 25.01.1985 of Mr. Gajanan Bhagwantrao Deshmukh, (6) Sale Deed dated 07-02-2002 of Mr. Yashwant Vishwanath Thatte, (7) Death Certificate of Mr. Yashwant Vishwanath Thatte died on 09-06-2008, (8) Death Certificate of Mrs. Vaijyanti Yashwant Thatte died on 16-05-1997, (9) Sale Deed dated 21-10-1992 of Mr. Prabhakar Nagoraoji Sapkal, (10) Sale Deed dated 13-01-2012 of Mr. Pradeep Bhaskarrao Bhuibhar, (11) Death Certificate of Mr. Pradeep Bhaskarrao Bhuibhar died on 04-09-2015, (12) Sale Deed dated 25-01-1985 of Mr. Vijay Diwakar Padhye, (13) Sale Deed dated 25-01-1985 of Mr. Dada Ganpatrao Umare, (14) Death Certificate of Mr. Dada Ganpatrao Umare died on 29-08-2013, (15) Sale Deed dated 25-01-1985 of Mr. Ramrao Bhaskarrao Tayde, (16) Sale Deed dated 27-01-1985 of Mr. Rajendra Panjabrao Thakare, (17) Agreement of Development dated 17-12-2019 of M/s. Omkara Builders and Developers, acting through its Partners (1) Mr. Sadanand Madhavrao Kokate, (2) Mr. Ravindra Sewakram Sonkusare (18) General Power of Attorney Dated 27.02.2020 of M/s. Omkara Builders and Developers, acting through its Partners (1) Mr. Sadanand Madhavrao Kokate, (2) Mr. Ravindra Sewakram Sonkusare (19) Building Permit and Sanctioned Map Dated 15.02.2021 (20) Deed of Declaration Dated 20-07-2021.

Nagpur.
Dated : 03.09.2021


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Advocate

FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card as on date of application for registration - available.
- 2) Mutation Entry dated 29-11-2019.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title. - No
- 5) Litigations if any. - No

Nagpur.
Dated : 03.09.2021


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