SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT – A

(Circular No: - 28 / 2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Kh. No. 8/5 of Mouza – BELTARODI P.S.K. 38 containing by admeasurement 1.42 Hectare (i.e. 14200 Sq. Mtrs.) including all easementary rights appurtenant and belonging thereto, situate at Village – Beltarodi, within the limits of Grampanchayat Besa-Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR.

(1) I have investigated the title of the said land on the request of **M/S. OZEN DEVELOPERS,** a Partnership Firm, having its Office at Nagpur, and acting through its Partners **(1) SHRI. PRATIK S/o RAJESH SARAOGI, (2) SHRI. VIVEK S/o BABANRAO HUSUKALE AND (2) SHRI. AJAY S/o NATTHUJI KESARE**, and following documents i.e.:-

(i) Description of the Property.
(ii) The Document of Agreement to Sell of Khasra/Survey No. 8/5
(iii) Agreement to Sell of Khasra/Survey No. 8/5 Dated 31-12-2021 Registration No. 1391-2021 SRO-7, Nagpur on 19-01-2021.

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(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. (1) Shri. Jaymala Vijay Kashikar and (2) Mrs. Pratiksha Rishikesh Mayee, is clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey No. 8/5 :-
(1) Shri. Jaymala Vijay Kashikar and (2) Mrs. Pratiksha Rishikesh Mayee.

(3) The report reflecting the flow of the title of the said (1) Shri. Jaymala Vijay Kashikar and (2) Mrs. Pratiksha Rishikesh Mayee on the said land is enclosed herewith as annexure.

Encl : Annexure.

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(SANDEEP SHASTRI)
Advocate

Date : 11/08/2021

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract -NA
2) Mutation (Ferfar) Entries :- NA

SR. NO.	NAME OF THE EXISTING OWNER(S)	KH. No.	MUTATION ENTRY NO.
(1)	**(1) SHRI. JAYMALA VIJAY KASHIKAR,** **(2) MRS. PRATIKSHA RISHIKESH MAYEE**	8/5	2038

3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

(i) ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 8 (New Kh. No. 8/3) of Mouza – BELTARODI, having an area of 3.44 Hectors, Rental Rs. 810/- held in Bhogwatdar Class-1 Rights, situate at Village – Beltarodi, P.S.K. 38 in Tahsil – Nagpur (Rural) and District - NAGPUR, originally belonged to Shri. Nagorao S/o Govindrao Khadse, being his separate property

(ii) THAT, the said Shri. Nagorao S/o Govindrao Khadse lateron transferred a Piece of land having an area of 1.62 Hectors comprising the Northern Portion of Kh. No. 8/3 of Mouza – Beltarodi by way of Sale to Shri. Vijay S/o Govindrao Kashikar by a Sale Deed Dated 14-8-2001, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 644 on 23-8-2001. The said Sale Deed is duly Consented by Shri. Dilip S/o Govindrao Khadse. The said Piece of land having an area of 1.62 Hectors is now renumbered as Kh. No. 8/5 of Mouza – Beltarodi.

(iii) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Vijay S/o Govindrao Kashikar had filed his Statements/Returns Under Section 6(i) of the said Act before the Additional Collector and Competent Authority U.L.C. Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 151/2006 Dated 18-3-2006 declared 16200 Sq. Mtrs. of land out of the aforesaid Kh. No. 8/5 of Mouza - BELTARODI as a surplus vacant land within the meaning of the said Act.

(iv) THAT, the said Shri. Vijay S/o Govindrao Kashikar lateron applied to the Government of Maharashtra for exemption to the aforesaid surplus vacant land

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SHRIDEEP SHASTRI NAGPUR ADVOCATE

containing by admeasurement 16200 Sq. Mtrs. under Talegaon Dabhade Scheme; and 2000 Sq.Mtr. thereof is allotted and delivered thereof ,is given to state government through ULC department.

(v) THAT considering his application the Government of Maharashtra through Competent Authority, (U.L.C.) Nagpur vide his Order Dated -7-2006 passed in Case No. ATP/ULC/TD(802)/2006/1558 exempted the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance Department Mantralaya, Mumbai in Resolution No. CSC-ULC-1091/5(3977)/D-III Dated 15-1-1992 upon the several terms and conditions contained therein.

(vi) THAT, the aforesaid land comprising Kh. No. 8/5 of Mouza – BELTARODI is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 8-8-2006 passed in Revenue Case No. 538/NAP-34/2005-2006.

(vii) THAT, the said Shri. Vijay S/o Govindrao Kashikar breathed his last on 20.05.2015 and consequent upon his death/demise the said Kh. No. 8/5 of Mouza – Beltarodi devolved upon his widow Smt. Jaymala Vijay Kashikar, only daughter Mrs. Pratiksha W/o Rishikesh Mayee, and only son Shri. Saish by way of intestate succession, being the only legal heirs of the deceased.

(viii) THAT, the out of the aforesaid legal heirs Shri. Saish Vijay Kashikar relinquished all his rights, title and interests in the said property in favour of Smt. Jaymala Vijay Kashikar by a Deed of Release/Relinquishment dated 26/12/2020, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 10009 on even date.

(x) THAT as a result thereof the aforesaid Smt. Jaymala Vijay Kashikar and Mrs. Pratiksha Rishikesh Mayee own and possess Khasra / Survey / Gut No. 8/5 of MOUZA – BELTARODI, P.S.K. 38 as mentioned above and the same is also accordingly mutated in its name in all revenue records as also in the 7/12 Extract. The details of the same are as under:

SR. NO.	KHASRA/ SURVEY NO.	AREA	NAME OF THE EXISTING OWNER(S)
(1)	8/5	1.42 Hectares	Smt. Jaymala Vijay Kashikar, Mrs. Pratiksha Rishikesh Mayee

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(ix) THAT The aforesaid Smt. Jaymala Vijay Kashikar and other lateron Agreed to Sell the aforesaid property in favour of M/s. Ozen Developers, by an Agreement to Sell Dated 31-12-2020, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1391 on 19-01-2021.

4) THAT, the aforesaid M/s. Ozen Developers intend to purchase said land to develop the same into a layout by carving out various Plots of different sizes therein. Subject to getting g the Sale Deed registered in its favour said M/s. Ozen Developers shall acquire absolute Ownership relating to said land.

5) THAT, the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

6) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Officers of the Sub-Registrar, Nagpur vide Challan GRN No. MH004772193202122E dated 10-08-2021 & vide Challan GRN No. MH004775513202122E dated 10-08-2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur (Rural) were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some of the registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and 7/12 extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

7) On relying upon the aforesaid documents made available by M/s. Ozen Developers and Owners to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that Smt. Jaymala Vijay Kashikar and Mrs. Pratiksha Rishikesh Mayee holds a good, valid and marketable title in respect of the said property hereby agreed to be sold and they are fully entitled to sell the said property to the prospective buyer namely M/s. Ozen Developers.

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8) THAT, naturally therefore the aforesaid buyers namely M/s. Ozen Developers, shall also acquire equally good, valid and marketable title in respect of the property on obtaining a proper and duly registered Sale Deed from the present Owner namely Smt. Jaymala Vijay Kashikar and Mrs. Pratiksha Rishikesh Mayee.

9) Therefore in my opinion pursuant to obtaining ownership there shall be is/are no any hurdle or impediment restrictive clause/clauses subsequently which will be obstructing the developer **M/S. OZEN DEVELOPERS** for development of the said property or land and subsequent sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) Any other relevant Title :- NA

5) Litigations if any :- NA

Date : 12/08/2021

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE