

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

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Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 82** (as per NMRDA Map Kh. No. 80) situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Kh. No. 82** (as per NMRDA Map Kh. No. 80) Layout Known as “MAULI NAGAR-9 SECTOR -A”)

I have investigated the title of the said plot on the request of **KS Shreeya Infrastructure Private Limited**, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal and following documents i.e.:

1) Description of the property.

All that piece and parcel of the Agricultural land bearing **Kh. No. 82** (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

East	:	Land bearing Kh. No. 81
West	:	Land bearing Kh. No. 85/2, 79
North	:	Land bearing Kh. No. 78/2
South	:	Land bearing Kh. No. 84/1.

Upon it a layout known and styled as “**MAULI NAGAR-9 SECTOR -A**”

2) i) Copy of Registered Sale Deed executed by Shri. K. Seetaramaiah S/o Srimannarayana (as a Owner) and M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam (as a Confirming Party/Developer) in favour of KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal. Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 7188/2021 dated 10/05/2021

3) Copy of 7/12 extract of Kh. No. 82 issued in the name of KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal dated 16/07/2021.

4) Search report for 30 years from 27/09/1992 till 27/09/2021

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 **KS Shreeya Infrastructure Private Limited**, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal is clear, marketable and without any encumbrances.

Owners of the land

- KS Shreeya Infrastructure Private Limited** - Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R.
- I am of the opinion that **KS Shreeya Infrastructure Private Limited**, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal is the legal owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **KS Shreeya Infrastructure Private Limited**, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal on the said land is enclosed herewith as annexure.

Encl : Annexure.



(Signature)

(Sahil M. Bhangde)
Advocate.

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

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. Originally, All that piece and parcel of the Agricultural land bearing Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Kashinath Ganpati Hinge, as being his separate property.
- B. That the aforesaid owner i.e. Shri. Kashinath Ganpati Hinge had sold the Eastern Portion of Agricultural land having an area of 1.87 Hec.R. from and out of the Agricultural land bearing Kh. No. 82, admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42 to M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam acting through his POA holder Shri. C. Shrikanth S/o C. L. Rajam, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 7246/2004, dated 08/11/2004.
- C. That later on 12/01/2007, the aforesaid Owner, M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam acting through his POA holder Shri. C. Shrikanth S/o C. L. Rajam had Sold the said Agricultural land bearing Kh. No. 82, admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42 to Shri. K. Seetaramaiah S/o Srimannarayana, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) No. 7, at Sr. No. 348/2007, dated 12/01/2007.
- D. That the aforesaid Shri. K. Seetaramaiah S/o Srimannarayana as Owner of Lands bearing (i) Kh No. 84/2, admeasuring about 0.82 Hec. R., (ii) Land bearing Kh. No. 86, admeasuring about 1.72 Hec. R., (iii) Land bearing Kh. No. 87, admeasuring about 1.71 Hec. R., (iv) Land bearing Kh. No. 82, admeasuring about 2.46 Hec. R., have entered into an Agreement of Development with M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam, by executing a Registered Agreement of Development, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2329 dated 17/04/2007 and he had also appointed and constituted to Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam as his Lawful attorney, by executing a Registered General Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2330 dated 17/04/2007.
- E. That the mistake occurred in the measurement done by authorities in joint measurement Cases No. B 773/11, 774/11, 775/11, 776/11 and 777/11 dt. 16/08/2011 to 19/08/2011 and while issuing the K prat and thereunder mentioning the numbering of the lands as well as interchanged Possession i.e. (i) Kh. No. 80, admeasuring about 2.46 Hec. R. owned by M/s. Vidarbha Homes Private Limited, but having Possession by Shri. K. Seetaramaiah S/o Srimannarayana and (ii) Kh. No. 82, admeasuring about 2.46 Hec. R. owned by Shri. K. Seetaramaiah S/o Srimannarayana, and having Possession of M/s. Vidarbha Homes Private Limited and the same was rectified as per order dated 09/12/2011 of District Inspector Land Records, Nagpur in Case No. Bhu-1/Con/Mouza/Jamtha/2011, the Old Kh. No. 80 has been given as New Kh./Survey No. 82 and the Old Kh. No. 82 has been given as New Kh./Survey No. 80 under the Map prepared and the same was recorded in Revenue Records vide Ferfar No. 2111 dated 06/03/2012. As such Now Shri. K. Seetaramaiah S/o Srimannarayana became the absolute owner of the said Kh No. 80, admeasuring about 2.46 Hec. R. and his name is duly mutated in 7/12 extract as well other relevant Records.

That later on 10/05/2021, the aforesaid Owner, Shri. K. Seetaramaiah S/o Srimannarayana (as a Owner) and M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam (as a Confirming Party/Developer) had Sold the schedule Agricultural land bearing Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, to KS Shreeya



Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 7188/2021 dated 10/05/2021. As such KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal became the Sole and absolute owner of the schedule property but the aforesaid Sale Deed dated 10/05/2021 is executed on Post dated cheque therefore the title and ownership of KS Shreeya Infrastructure Private Limited, is subject to Realization of entire consideration amount paid under PDC cheque to the Original Land Owners mentioned in Sale Deed dated 10/05/2021.

- G. That by virtue of aforesaid transactions, **KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal**, became the sole and absolute owner of the schedule property and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.
- H. That the aforesaid Owner i.e. KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal had decided to develop the said land bearing Agricultural land bearing Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, by demarcating a residential layout upon schedule land to be Known and Styled as “**MAULI NAGAR-9 – SECTOR - A**” and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- I. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur
- J. I am of the opinion that **KS Shreeya Infrastructure Private Limited**, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal is the legal owners of land bearing All that piece and parcel of the Agricultural land bearing Kh. No. 82 (as per NMRDA Map Kh. No. 80) admeasuring about 2.46 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH006757300202122E dated 27/09/2021**.
- 1) 7/12 extract of Kh. No. 82 issued in the name of KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal dated 16/07/2021.
- 2) Mutation Entry No – Ferfar Entry No. 5302
- 3) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
- 4) Any other relevant title. – No
- 5) Litigations if any. - No

Nagpur:

Dated : 27/09/2021



(Sahil M. Bhangde)

Advocate



CHALLAN
MTR Form Number-6



GRN MH006757300202122E	BARCODE	Date 27/09/2021-17:21:42	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	266
Type of Payment Search Fee		PAN No.(If Applicable)	AMZPB5432A
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	Adv Sahil M Bhangde
Location NAGPUR			
Year 2021-2022 From 27/09/1992 To 27/09/2021		Flat/Block No.	Plot No. 167
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Bajiprabhu Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	
		Kh No 82 as per NMRDA Map Kh No 80 admeasuring 2.46 Hec R Mouza	
		Jamtha P H No 42	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021092755446 IK0BHPGQH2
Cheque/DD No.		Bank Date	RBI Date 27/09/2021-17:24:22 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 :

Mobile No. : 8806360207

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

