

Sahil M. Bhangde

LL.B

ADVOCATE

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

☎ 0712-2245474

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Format A (Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 87**, situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Kh No. 87** Layout Known as “MAULI NAGAR-9 SECTOR -C”)

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. 87**, admeasuring about 1.71 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. 79 & 85/2
West	:	Land bearing Kh. No. 88 & 89B
North	:	Ring Road
South	:	Land bearing Kh. No. 86

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

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. 87 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

1. **KS Shreeya Infrastructure Private Limited** - Kh No. 87, admeasuring about 1.71 Hec. R.
2. 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.



(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 **Old Kh. No. 57/1/G**, admeasuring about 1.71 Hec. R. Situated at Mouza – Jamtha, in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Pundlik Mahadeo Sahare, having been acquired under the Registered Partition held between Shankar, Tulsiram, and Anjani on 10/02/1969 as per the records of Adhikar Abhilekh Panji prepared U/s 115 of Madhya Pradesh Land Revenue Code of 1954.
- B. That under the consolidation proceedings held in the year 1979-1980, the said **Old Kh. No. 57/1/G** was renumbered as **New Kh./Survey/Gat No. 87** admeasuring about 1.71 Hectares.
- C. That the said Shri. Pundlik Mahadeo Sahare had left for heavenly abode on 30/08/2004 and leaving behind his Legal heirs namely (i) Shri. Vinayak Pundlik Sahare, (ii) Shri. Ruprao Pundlik Sahare, (iii) Shri. Namdeo Pundlik Sahare, (iv) Ms. Shalu Pundlik Sahare, (v) Smt. Prabhavati Gajanan Patil, (vi) Shri. Suman Keshav Junghare and (vii) Smt. Gangu Vithuji Charde became the joint owners of the said property by virtue of the Intestate Succession as per the provision of Hindu Succession Act – 1956 and their names were duly mutated in Revenue records as the co-owners of the said property vide Ferfar No. 387 dt. 14/03/2005.
- D. That thereafter the aforesaid Co-owners, i.e. (i) Shri. Vinayak Pundlik Sahare, (ii) Shri. Ruprao Pundlik Sahare, (iii) Shri. Namdeo Pundlik Sahare, (iv) Ms. Shalu Pundlik Sahare, (v) Smt. Prabhavati Gajanan Patil, (vi) Shri. Suman Keshav Junghare and (vii) Smt. Gangu Vithuji Charde have jointly Sold the said Agricultural land bearing **Kh. No. 87**, admeasuring about 1.71 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, to Smt. Chetana Rajendra Tank, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4319/2005, dated 07/07/2005.
- E. That later on 18/08/2006, the aforesaid Owner, i.e. Smt. Chetana Rajendra Tank had Sold the said Agricultural land bearing **Kh. No. 87**, admeasuring about 1.71 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 a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4145/2006, dated 18/08/2006.
- F. That thereafter 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 schedule Agricultural land bearing **Kh. No. 87**, admeasuring about 1.71 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 42, to Shri. K. Seetaramaiah S/o Srimannarayana, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 347/2007, dated 12/01/2007.
- G. 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.

H. 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. 87** admeasuring about 1.71 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.

- I. 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.
 - J. 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. 87**, admeasuring about 1.71 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 - C**” 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).
 - K. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing **Kh. No. 87**, admeasuring about 1.71 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
 - L. 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. 87**, admeasuring about 1.71 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 Jamtjha 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. MH006831498202122E dated 28/09/2021**.
- 1) 77/12 extract of Kh No. 87 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. 5298
 - 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 : 28/09/2021



(Sahil M. Bhangde)

Advocate



CHALLAN
MTR Form Number-6



GRN MH006831498202122E	BARCODE	Date 28/09/2021-19:30:11	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID / TAN (If Any)	266
		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 28/09/1992 To 28/09/2021		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 87 admeasuring about 1.71 Hec R situated at 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. 00040572021092872124 IK0BHQRFX7
Cheque/DD No.		Bank Date	RBI Date 28/09/2021-19:24:30 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 चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

