

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 containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village - Ghogli 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 Sale Deed/Ownership of Khasra/Survey No. 33/1
- (iii) Sale Deed of Khasra/Survey No. 33/1 Dated 28-05-2021 Registration No. 7899 SRO-7, Nagpur.

(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 and

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Developer i.e. **M/S. OZEN DEVELOPERS** in clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey No. 33/1 :-

M/S. OZEN DEVELOPERS,

a Partnership Firm, having its Office at Nagpur.

- (3) The report reflecting the flow of the title of the said **M/S. OZEN DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 09/09/2021



(SANDEEP SHASTRI)
Advocate

ANNEXUREFLOW 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. RAJENDRA DHIRAJLAL MANDVIYA (2) MRS. VEENA RAJENDRA MANDVIYA, (3) SHRI. NARENDRA DHIRAJLAL MANDVIYA (4) MRS. YAMINI NARENDRA MANDVIYA	33/1	1614 & 1795
(2)	M/S. OZEN DEVELOPERS	33/1	Under Process

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

(1) THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 33/1 of MOUZA - GHOGLI. P.S.K. 38, having an area of 1.97 Hectares, held in Bhogwatdar Class – 1 Rights situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Bapurao Narayan Rahate, being his separate property.

(2) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Bapurao Narayan Rahate had filed a Statement/Return 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. 168/2006 Dated 03-07-2006 declared 9000 Sq. Mtrs. of land out of the aforesaid Kh. No. 33/1 of Mouza – Ghogli as a Retainable land and the remaining land of 10700 Sq. Mtrs. as a Surplus vacant land within the meaning of the said Act.

(3) THAT, the aforesaid entire land of MOUZA - GHOGLI is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 24-03-2005 passed in Revenue Case No. 533/NAP-34/2004-2005.

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(4) THAT, the said Shri. Bapurao Narayan Rahate later on applied for exemption to the aforesaid surplus vacant land containing by admeasurements 10700 Sq.Mtrs. under Talegaon Dabhade Scheme.

(5) THAT, considering the application of the said Shri. Bapurao Narayan Rahate, the Government of Maharashtra through Competent Authority, (U.L.C.), Nagpur vide his Order Dated 14-08-2006 passed in Case No. ATP/ULC/TD(768)/1708/2006 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 15-01-1992 upon the several terms and conditions contained therein.

(6) THAT, the aforesaid Shri. Bapurao Narayan Rahate prepared a Plan of the layout for the said Kh. No. 33/1 consisting of various Plots of different sizes and Public Utility Land therein and the said layout is sanctioned and approved by the Addl. Collector and Competent Authority, ULC, Nagpur on 14-02-2006.

(7) THAT, the aforesaid Shri. Bapurao Narayan Rahate executed a General Power of Attorney in favour of Babulal Roshanlal Patni, Proprietor of Patni Real Estate on 04-08-2007, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4947 on even date.

(8) THAT, the aforesaid Shri. Bapurao Narayan Rahate through his Power of Attorney Holder Babulal Roshanlal Patni later on transferred the said property comprising ALL THAT Piece and parcel of Land containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village - Ghogli in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Rajendra Dhirajlal Mandviya, Mrs. Veena Rajendra Mandviya, Shri. Narendra Dhirajlal Mandviya and Mrs. Yamini Narendra Mandviya, by a Sale Deed Dated 13-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 1482 on even date. The said Sale Deed is duly signed by Miss. Sushaila Bapurao Rahate, Miss. Nallu Bapurao Rahate, Miss. Sumitra Bapurao Rahate, Miss. Pushpa Bapurao Rahate and Shri. Gyanshwar Bapurao Rahate, in the capacity of Consentors.

(9) THAT, the aforesaid Shri. Rajendra Dhirajlal Mandviya, Mrs. Veena Rajendra Mandviya, Shri. Narendra Dhirajlal Mandviya and Mrs. Yamini Narendra Mandviya later on transferred the aforesaid property comprising ALL THAT Piece and parcel of Land containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land

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bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s. Ozen Developers, by a Sale Deed Dated 28-05-2021, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7899 on 02-06-2021. As a result therefore the said M/s. Ozen Developers has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.

(4) THAT as a result thereof the aforesaid M/s. Ozen Developers own and possess Kh. No. 33/1 of MOUZA - GHOGLI, 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)	33/1	LAND AREA 10700 Sq. Mtrs.	M/s. Ozen Developers

(5) THAT, the aforesaid M/s. Ozen Developers later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

(6) 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.

(7) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Offices of the Sub-Registrar, Nagpur vide Challan GRN No. MH005834341202122E dated 03-09-2021 & vide Challan GRN No. MH005836085202122E dated 03-09-2021. 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 and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

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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.

(8) On relying upon the aforesaid documents made available by **M/S. OZEN DEVELOPERS** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **M/S. OZEN DEVELOPERS** has acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **M/S. OZEN DEVELOPERS** for development of the said property or land and to 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 : 09/09/2021



A handwritten signature in purple ink, consisting of a stylized, flowing script.

(SANDEEP SHASTRI)
ADVOCATE