

Sahil M. Bhangde

LL.B

ADVOCATE

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Format A
(Circular 28/2021)

To
MAHARERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 79/2** situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur Layout Known as “MAULI NAGAR SECTOR -B”

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 land bearing **Kh. No. 79/2** having admeasuring about 0.90 H.R. held in Occupancy Class-I Rights of land revenue Assessment Rs. 0.70 per year situated at **Mouza Jamtha** bearing P.H. No. 42 along with the standing crops, trees and easement rights like road, Dhura etc. in Tah. Nagpur (Rural) and Dist. Nagpur and same is bounded as under: -

East	:	Kh. No. 80/82,
West	:	Kh. Nos. 76/1, 87,
North	:	Ring Road,
South	:	Kh. No. 85/2.

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

2)

- Copy of Registered Sale Deed** executed by 1) Smt. Sakkubai Chandrabhan Bhopre, 2) Shri. Devrao Chandrabhan Bhopre, 3) Shri. Narayan Chandrabhan Bhopre, 4) Shri. Vishnu Chandrabhan Bhopre, 5) Smt. Chandrakala Dnyaneshwar Botate, 6) Shri. Arvind Gajanan Bhopre, 7) Shri. Amit Gajanan Bhopre, 8) Shri. Rakesh Gajanan Bhopre, 9) Smt. Sunanda Gajanan Bhopre acting through their Nos. 6 to 8 Natural Guardian Mother Smt. Sunanda Gajanan Bhopre in favour of M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its POA holder Shri. C. Srikanth S/o. C. L. Rajam, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 4349/2006 Dt. 02/09/2006.
- Copy of 7/12 Extract** issued in the name of 1) Smt. Sakkubai Chandrabhan Bhopre, 2) Shri. Devrao Chandrabhan Bhopre, 3) Shri. Narayan Chandrabhan Bhopre, 4) Shri. Vishnu Chandrabhan Bhopre, 5) Smt. Chandrakala Dnyaneshwar Botate, 6) Shri. Arvind Gajanan Bhopre, 7) Shri. Amit Gajanan Bhopre, 8) Shri. Rakesh Gajanan Bhopre, 9) Smt. Sunanda Gajanan Bhopre acting through their Nos. 6 to 8 Natural Guardian Mother Smt. Sunanda Gajanan Bhopre Dt. 22/10/2006.
- Copy of Registered Sale Deed** executed by Vidarbh Homes Pvt. Ltd. acting through its Director Shri. C. Shrikant S/o. C. L. Rajam in favour of Shri. KS Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9747/2021 Dt. 07/07/2021.
- Copy of 7/12 Extract** issued in the name of K S Shreeya Infrastructure Pvt. Ltd. through its Director Shri. Pramod Satyanarayan Agrawal Dt. 23/08/2021.
- Copy of Letter** issued by Executive Engineer, Nagpur Metropolitan Region Development Authority vide its letter no. का.अभि./नामप्रविप्रा/6059 Dt. 12/10/2021.
- Copy of Layout Plan** Dt. 22/10/2021.
- Copy of Ferfar Patrak** Dt. 09/09/2021

3) Search report for 13 years from 22/11/2008 till 23/11/2008

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.



4) Owner of the land

1. **KS Shreeya Infrastructure Private Limited** - Kh. No. 79/2 admeasuring about 0.90 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 owner of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

- 5) 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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FLOW OF THE TITLE OF THE SAID LAND.

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

- A. That originally all that piece and parcel of land bearing Kh. No. 79 having admeasuring about 0.98 H.R. held in Occupancy Class-II Rights land revenue Assessment Rs. 0.70 per year of Mouza Jamtha bearing P.H. No. 42 along with the standing crops, trees and easement rights like road, Dhura etc. in Tah. Nagpur (Rural) and Dist. Nagpur was initially owned and possessed by 1) Shri. Maroti Doulat Bhopare, 2) Shri. Suryabhan Doulat Bhopare, 3) Shri. Keshav Doulat Bhopare, 4) Shri. Chandrabhan Doulat Bhopare being their ancestral property as per entry reflected in Ferfar Patrak.
- B. That aforesaid owners had decided to divide aforesaid land i.e. Kh. No. 79 along with other properties by way of executing Unregistered Family Partition Deed on 30/08/1988 and by virtue of said Partition Deed Shri. Chandrabhan Doulat Bhopare became the sole and absolute owner of the aforesaid Kh. No. 79 having admeasuring about 0.98 H.R. as entry reflected in Ferfar Patrak.
- C. That during the course of time Shri. Chandrabhan Doulat Bhopare had left for heavenly abode on 10/08/1986 leaving behind his legal heirs namely 1) Sakubai Chandrakant Bhopare, 2) Devrao Chandrakant Bhopare, 3) Narayan Chandrakant Bhopare, 4) Gajanan Chandrakant Bhopare, 5) Vishnu Chandrakant Bhopare, 6) Smt. Chandrakala Dnyaneshwar Botate became the absolute joint owners of aforesaid property by virtue of Intestate Succession Act, 1956 and their name also recorded in Revenue Records.
- D. That aforesaid co-owner i.e. Shri. Gjanan Chandrakant Bhopare had also died on 11/11/1996 leaving behind his legal heirs namely as 1) Shri. Arvind Gajanan Bhopre, 2) Shri. Amit Gajanan Bhopre, 3) Shri. Rakesh Gajanan Bhopre, 4) Smt. Sunanda Gajanan Bhopre became the absolute joint owners of the share of decease person in the aforesaid property and their name also recorded in revenue records.
- E. That aforesaid land had been converted from Occupancy Class-II into Occupancy Class-I Rights by the order passed by Deputy Collector, Nagpur in revenue case no. 66/एलएनडी-18/2006-2007 Dt. 31/08/2006.
- F. That aforesaid land i.e. Kh. No. 79 having admeasuring about 0.08 H.R. out of total admeasuring 0.98 H.R. had been acquired by Government of Maharashtra for Outer Ring Road in terms of Order Dt. 25/12/2000 due to said land acquisition, the area became the Kh. No. 79 having admeasuring about 0.90 H.R. belongs to aforesaid owners.
- G. That aforesaid owners i.e. 1) Smt. Sakkubai Chandrabhan Bhopre, 2) Shri. Devrao Chandrabhan Bhopre, 3) Shri. Narayan Chandrabhan Bhopre, 4) Shri. Vishnu Chandrabhan Bhopre, 5) Smt. Chandrakala Dnyaneshwar Botate, 6) Shri. Arvind Gajanan Bhopre, 7) Shri. Amit Gajanan Bhopre, 8) Shri. Rakesh Gajanan Bhopre, 9) Smt. Sunanda Gajanan Bhopre acting through their Nos. 6 to 8 Natural Guardian Mother Smt. Sunanda Gajanan Bhopre had jointly sold the aforesaid property i.e. Kh. No. 79 having admeasuring about 0.90 H.R. to M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its POA holder Shri. C. Srikanth S/o. C. L. Rajam, by way of executing registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 4349/2006 Dt. 02/09/2006.
- H. That by virtue of Registered Sale Deed, M/s. Vidarbh Homes Pvt. Ltd. Nagpur became the sole and absolute owner of the schedule of property and its name also recorded in revenue records as owner thereof.
- I. That by virtue of aforesaid order of land acquisition Dt. 25/12/2000, the aforesaid Khasra renumbered as New Kh. No. 79/2 having admeasuring about 0.90 H.R. with mutation of aforesaid owner in 7/12 extract as owner thereof.
- J. That aforesaid owner i.e. Vidarbh Homes Pvt. Ltd. acting through its Director Shri. C. Shrikant S/o. C. L. Rajam had also sold the aforesaid Kh. No. 79/2 having admeasuring about 0.90 H.R. to Shri. KS Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal, by way of



executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9747/2021 Dt. 07/07/2021.

- K.** That aforesaid transactions were duly Recorded in the Records of Rights i.e. in 7/12 Extract as well as other relevant records and the name of Shri. KS Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal became the absolute owner thereof.
- L.** That Shri. KS Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal had applied to Nagpur Metropolitan Region Development Authority for aforesaid land conversion into Non-Agricultural used on 31/08/2021. That in pursuance of said application the said Authority had proceed the same by way of issuing letter vide its letter no. का.अभि./नामप्रविप्रा/6059 Dt. 12/10/2021 and the terms and conditions mentioned therein pertaining to the said purpose.
- M.** That Shri. KS Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal had decided to develop the aforesaid land by demarcating a residential layout upon the said entire land comprising of different sizes plots therein and the said layout tentatively sanctioned by Executive Engineer, Metropolitan Region Development Authority Nagpur on 12/10/2021 for demarcation purpose only.
- N.** That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing Kh. No. 79/2 admeasuring about 0.90 Hec. R. 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.
- O.** I am of the opinion that KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal is the legal owner of land bearing All that piece and parcel of land bearing Kh. No. 79/2 having admeasuring about 0.90 H.R. held in Occupancy Class-I Rights of land revenue Assessment Rs. 0.70 per year situated at Mouza Jamtha bearing P.H. No. 42 along with the standing crops, trees and easement rights like road, Dhura etc. in Tah. Nagpur (Rural) and Dist. 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 (Rural) by depositing Rs. 325/- vide GRN No. MH009113709202122E dated 23/11/2021.
- 1) 7/12 Extract issued in the name of K S Shreeya Infrastructure Pvt. Ltd. through its Director Shri. Pramod Satyanarayan Agrawal Dt. 23/08/2021.
 - 2) Mutation Entry No – Ferfar Patrak Dt. 09/09/2021.
 - 3) Search report for 13 years Taken from Sub-Registrar' office Nagpur (Rural)
 - 4) Any other relevant title. – No
 - 5) Litigations if any. - No

Nagpur:
Dated : 23/11/2021




(Sahil M. Bhangde)
Advocate