

RAM A. JOSHI

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FORMAT - A
(Circular No. 28/2021)

To
MahaRERA
Nagpur

LEGAL TITLE REPORT

SUB : Title Clearance Certificate with respect to ALL THOSE pieces and parcel of Agricultural Lands bearing Kh. / Survey / Gat Nos 121/1 and 121/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, thus total area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.4.22 and 5.22 yearly respectively of Mouza BELTARODI, P.S.K. 38, Khate Nos.97 and 160 respectively, both held in Occupancy Class-I Rights including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at village Beltarodi in Tahsil NAGPUR (RURAL) and District NAGPUR

I have investigated the title of the said plot on the request of (Name of owner / promoter / developer / company) and following documents i.e :-

1) Description of property.

ALL THOSE pieces and parcel of Agricultural Lands bearing Kh. / Survey / Gat Nos 121/1 and 121/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, thus total area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.4.22 and 5.22 yearly respectively of Mouza BELTARODI, P.S.K. 38, Khate Nos.97 and 160 respectively, both held in Occupancy Class-I Rights including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at village Beltarodi in Tahsil NAGPUR (RURAL) and District NAGPUR

2) The documents of allotment of Plot.

3) 7/12 extract or property card issued by Gram panchayat, Gramin, Nagpur.

4) Search Report for 30 years from 1991 till 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 (following owner / promoter / developer / company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land



(Signature)

M/s. Tushar Land Developers (PAN : AAJFT5646A), a Partnership Firm having its Office at Nagpur and acting through its Partners (1) Shri Ambadas s/o Ramchandra Patil, R/o Plot No.42, Shree Nagar, Parsodi Layout, Nagpur 440036, (2) Shri Yogesh s/o Wamanrao Papadkar, R/o Plot No.189, Ram Nagar, Nagpur 440033,

1) (1) Qualifying comments / remarks, if any

THAT by virtue of simply executed document M/s. Ved Realtors have acquired the Development Rights in respect of the property from its original owners, however, the aforesaid document is not registered as per the relevant provisions.

3. The report reflecting the flow of the title of the (owner / promoter / developer / company) on the said land is enclosed herewith as Annexure.

Encl. : Annexure-1


Advocate Ram Joshi

Date : 06/09/2021

(Stamp)



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Ref. _____

Date : 06/09/2021

TITLE VERIFICATION & SEARCH REPORT
ANNEXURE - 1

Under instructions and authority from our client M/s. VED REALTORS, a Partnership Firm, having its Registered Office at Nagpur and acting through its Partners SHRI DHIRAJ S/O MOHAN JAISWAL, Resident of 141-C, Shree Prakash Society, Sahakar Nagar, Nagpur. We have investigated the Title relating to the property comprising ALL THOSE pieces and parcel of Agricultural Lands bearing Kh. / Survey / Gat Nos 121/1 and 121/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, thus total area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.4.22 and 5.22 yearly respectively of Mouza BELTARODI, P.S.K. 38, Khate Nos.97 and 160 respectively, both held in Occupancy Class-I Rights including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at village Beltarodi in Tahsil NAGPUR (RURAL) and District NAGPUR more particularly described in the Schedule hereunder written and our findings are as under :

- 1) THAT it appears that ALL THAT piece and parcel of Agricultural Land bearing Kh. / Survey / Gat No.121 having an area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.10.50 Yearly held in Occupancy Class-I Rights of Mouza BELTARODI, P.S.K. 38 including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village Beltarodi in Tahsil NAGPUR (RURAL) and District NAGPUR originally belonged to Shri Damdu Laxne, as per the Record of Rights.
- 2) THAT, as per the Revenue Records the said Shri Damdu Laxne left for heavenly abode and consequent upon his death/demise, his aforesaid property devolved upon his 2 sons namely (i) Shri Ramrao Damduji Laxne and (ii) Shri Deorao Damduji Laxne jointly by way of intestate succession and the name of said legal heirs of the deceased are recorded in Revenue Records.
- 3) THAT, the Revenue Record further reveals that the aforesaid Shri Deorao Damduji Laxne left for heavenly abode on 12/05/1980 and consequent upon his death / demise, his share in the aforesaid property devolved upon his widow Smt. Kisnabai



(Signature)

Deorao Laxne, 2 sons namely (i) Shri Baban Deorao Laxne and (ii) Shri Digambar Deorao Laxne and 2 married daughters namely (i) Mrs. Bebitai w/o Ajab Kshirsagar and (ii) Mrs. Nandabai w/o Gajanan Pardhi jointly by way of succession and they being the legal heirs of the deceased, their names are recorded in Revenue Records.

4) THAT, by an Agreement dated 25/02/1994 the aforesaid Shri Ramrao Damdu Laxne and legal heirs of Late Shri Deorao Damdu Laxne namely Shri Baban Deorao Laxne and others have jointly agreed to sell their aforesaid entire property comprising Kh./Survey No.121 having an area of 1.85 Hectares, situate at village Beltarodi in Tahsil Nagpur (Rural) and District Nagpur to M/s. Tushar Land Developers, Nagpur, upon the several terms and conditions contained therein.

5) THAT, during the course of time the aforesaid Smt. Kisnabai Deorao Laxne left for heavenly abode on 02/06/1995 and consequent upon their death/demise, her share in the aforesaid property came to be recorded in the name of her afforesid 2 sons and 2 daughters namely (i) Shri Baban Deorao Laxne, (ii) Shri Digambar Deorao Laxne, (iii) Mrs. Bebitai Ajab Kshirsagar and (iv) Mrs. Nandabai Gajanan Pardhi jointly.

6) THAT, the revenue record further reveals that the aforesaid Shri Ramrao Damduji Laxne and legal heirs of Late Deorao Dagduji Laxne namely (i) Shri Baban Deorao Lakshane, (ii) Shri Digambar Deorao Lakshane, (iii) Mrs. Nandatai Gajanan Pardhi and (iv) Mrs. Bebi Ajabrao Kshirsagar later on divided/partitioned their aforesaid joint property in between them by a Deed of Partition dated 02/08/1995 and in terms of which All That piece and parcel of Agricultural Land having an area of 0.92 Hectare out of the entire land bearing Kh./Survey/Gat No.121 having a total area of 1.85 Hectares, situate at village Beltarodi in Tahsil Nagpur (Rural) and District Nagpur was allotted to the exclusive share of Shri Ramrao Dagduji Laxne absolutely forever with heritable and transferrable rights therein. The said portion is now allotted New Kh./Survey No.121/1. By the said Partition Deed the remaining portion of the said Kh./Survey No.121 having an area of 0.93 Hectare having a total area of 1.85 Hectares, situate at village Beltarodi in Tahsil Nagpur (Rural) and District Nagpur was allotted to the exclusive share of legal heirs of Late Shri Deorao Dagduji Laxne namely (i) Shri Baban Deorao Laxne, (ii) Shri Digambar Laxne, (iii) Mrs. Nandatai Gajanan Pardhi and (iv) Mrs. Bebi Ajabrao Kshirsagar jointly absolutely forever with heritable and transferrable rights therein and the same is also accordingly mutated in their joint names in all relevant records. The said portin is now allotted New Kh./Survey No.121/2.

7) THAT, in pursuance of the said Agreement dated 25/02/1994, the aforesaid Shri Ramrao Damduji Laxne lateron in his turn transferred/sold his portion bearing Kh.No.121/1 (Old No.121), having an area of 0.92 Hectare, situate at village Beltarodi in Tahsil Nagpur (Rural) and District Nagpur by way of sale to M/s. Tushar Land



Developers, Nagpur by a Sale Deed dated 9/03/1996 which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No.1, Volume No.1402 on Pages 68 to 72 at Sr. No.3081 on even date.

8) THAT, during the course of time some dispute arose in between the aforesaid Shri Baban Deorao Laxne and 3 others and M/s. Tushar Land Developers, Nagpur regarding the aforesaid property, which was resulted into the initiation of legal proceedings in the Court of Law and accordingly the aforesaid M/s. Tushar Land Developers has filed a Special Civil Suit in the Court of the 2nd Joint Civil Judge, Senior Division, Nagpur, which was registered as Special Civil Suit No.847/1997, New RCS No.2980/12 against (i) Shri Baban Deorao Laxne, (ii) Shri Digambar Deorao Laxne, (iii) Mrs. Bebitai Ajab Kshirsagar and (iv) Mrs. Nandabai Gajanan Pardhi for Specific Performance of the Contract.

9) THAT it appears that during the pendency of the said suit, the aforesaid (i) Mrs. Bebitai Ajab Kshirsagar and (ii) Mrs. Nandabai Gajanan Pardhi have jointly transferred/sold their undivided 1/2 or 50 Percent share and interest in the said Kh. No.121/2 by way of Sale to (i) Shri Yogesh Wamanrao Papadkar and (ii) Shri Ambadas Ramchandra Patil both Partners of M/s. Tushar Land Developers, Nagpur by a Sale Deed dated 25/06/2001 and the same is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No.1, Volume No.346 on Pages 46 to 59 at Sr. No.6909(P) on even date.

10) THAT it is revealed from the records that the aforesaid Shri Baban Deorao Laxne and (ii) Shri Digambar Deorao Laxne and M/s. Tushar Land Developers, lateron settled their aforesaid dispute court matter mutually out of Court and a Compromise Petition in respect thereof is also submitted by them before the Hon'ble 3rd Joint Civil Judge, Junior Division, Nagpur, who passed the Judgment and Decree in terms of Compromise and objection to the Sale Deed executed by sisters has withdrawn by brothers in their Compromis.

11) THAT the aforesaid (i) Shri Baban Deoraoji Laxne and (ii) Shri Digambar Deoraoji Laxne lateron in their turn jointly transferred/sold the undivided 1/2 or 50 Percent share and interest i.e. area of 0.46 Hectare in ALL THAT piece and parcel of Agricultural land bearing Kh./Survey No.121/2 (Old No.121) having a total area of 0.93 Hectares of Mouza Beltarodi, P.S.K. 38, situated at village Beltarodi within the limits of the Grampanchayat – Besa in Tahsil Nagpur (Rural) and District Nagpur by way of sale to M/s. Tushar Land Developers by a Sale Deed dated 11/11/2014 which is duly registered at the office of the Joint Sub Registrar, Nagpur Rural No.7 in Book No.1 at Sr.No.6485 on even date. As result therefore the said M/s. Tushar Land Developers and its Partners namely (1) Shri Ambadas Ramchandra Patil and (2) Shri Yogesh Wamanrao Papadkar has now become the owner of the aforesaid property comprising Kh./Survey/



(Signature)

Gat Nos.121/1 and 121/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, thus total area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.4.22 and 5.22 Yearly respectively of Mouza BELTARODI, P.S.K. 38, Khate Nos.97 and 160 respectively, both held in Occupancy Class-I Rights, both situated at Village Beltarodi within the limits of the Grampanchayat Besa in Tahsil Nagpur (Rural) and District Nagpur with heritable and transferrable rights therein and the same is also accordingly mutated in its name in all relevant records as also on 7/12 Extracts.

12) THAT it is informed that the said M/s.Tushar Land Developers and its Partners namely (i) Shri Ambadas Ramchandra Patil and (2) Shri Yogesh Wamanrao Papadkar have now desires to sell/transfer its aforesid property to M/s. Ved Realtors a Partnership Firm, having its Office at Nagpur upon the several terms and conditions.

13) THAT for the purpose of verification of title, the following documents relating to ALL THOSE pieces and parcel of Agricultural Lands bearing Kh./Survey/Gat Nos.121/1 and 121/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, thus total area of 1.85 Hectares (i.e. 18500 Sq.Mtrs.), Rental Rs.4.22 and 5.22 Yearly respectively of Mouza BELTARODI, P.S.K. 38, both held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at village Beltarodi within the limits of the Grampanchayat Besa in Tahsil NAGPUR (RURAL) and District NAGPUR are provided to us :-

- i) Copy of Partition Deed dated 02/08/1995.
- ii) Copy of Sale Deed dated 29/03/1996 for Kh.No.121/1 of M/s. Tushar Land Developers, Nagpur.
- iii) Copy of Sale Deed dated 25/06/2001 of Kh.No.121/2 of Shri Yogesh Wamanrao Papadkar and other.
- iv) Copy of Sale Deed dated 11/11/2014 for 50% share in Kh.No.121/2 of M/s. Tushar Land Developers.
- v) Copy of 7/12 Extract of Kh. No.121/1.
- vi) Copy of 7/12 Extract of Kh. No.121/2.
- vii) Copy of Grampanchayat Tax Receipt paid upto 2016.

14) THAT, we have verified all the aforesaid original documents produced before us. In the like manner, it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or Document whereby its ownership rights are affected, diluted or a third party interest is created.

15) THAT we have taken on Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Survey Numbers 121/1 and 121/2



for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the Sub Registrar-10, Nagpur vide (1) GRN No.MH004895101202122E Dated 12/08/2021, (2) GRN No. MH005860316202122E dated 04/09/2021 and (3) GRN No. MH005860681202122E dated 04/09/2021 only those available online, however, we did not found any adverse entry recorded in respect of the said property.

16) THAT, the link of transfer in the title history of last 13 (Thirteen) Years is verified on the basis of Index-II of Sale Deed available online.

17) THAT, as during our online search we did not came across any adverse entry recorded relating to the aforesaid property, we are of the opinion that the aforesaid present Owner namely M/s. Tushar Land Developers and its Partners (1) Shri Ambadas Ramchandra Patil and (2) Shri Yogesh Wamanrao Papadkar holds a good, valid marketable title in respect of their aforesaid property.

18) THAT subsequently the aforesaid owners M/s. Tushar Land Developers has entered into an Agreement of Development And Sale with M/s.Ved Realtors represented through its Partners (1) Shri Dhiraj Mohan Jaiswal, (2) Shri Sanjay Punaji Farkade, (3) Shri Prashant Vinayakrao Bharti vide unregistered Document dated 17/02/2017.

19) THAT by virtue of this document the aforesaid M/s. Ved Realtors have acquired the Development Rights in respect of the property from its original owners, however, the aforesaid document is not registered as per the relevant provisions.

Hence this Title Verification Report.

Dated : 06/09/2021


(RAM A. JOSHI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH005860681202122E	BARCODE		Date	04/09/2021-13:53:06	Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Advocate Ram Joshi	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			50.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Fifty Rupees Only	
Total			50.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021090411574	2700755034
Cheque/DD No.				Bank Date	RBI Date	04/09/2021-13:54:34	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 Mobile No. : 9422111235
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.



2



CHALLAN
MTR Form Number-6



GRN	MH004895101202122E	BARCODE			Date	12/08/2021-15:38:08	Form ID	
Department			Inspector General Of Registration		Payer Details			
Type of Payment			Search Fee		TAX ID / TAN (If Any)			
Type of Payment			Other Items		PAN No.(If Applicable)			
Office Name			NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		RAM JOSHI	
Location			NAGPUR		Flat/Block No.			
Year			2021-2022 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			
0030072201 SEARCH FEE			325.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
Total			325.00		Amount In Words		Three Hundred Twenty Five Rupees Only	
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
Cheque/DD No.					Bank Date		RBI Date	
Name of Bank					Bank-Branch		IDBI BANK	
Name of Branch					Scroll No. , Date		100 , 13/08/2021	

Department ID :

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

Mobile No. : 9422111235

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

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.09.04
14:11:25 IST
Reason: Secure
Document
Location: India



