Sahil M. Bhangde
LL.B
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: All that piece and parcel of the land bearing **Kh. No. 147/2 (Old Kh. No. 22/2)** admeasuring about 1.21 H.R. having P.H. No. 15, situated at **Mouza -- Bhilgaon,** within the limits of Grampanchayat Bhilgaon, in Tahsil Kamptee and District Nagpur Upon it a layout known and styled as **"Guru Nanak Enclave Phase -II"**

I have investigated the title of the said plot on the request of **Shri. Jasmeet Singh S/o Amarjeet Singh Bhatia**
and following documents i.e.:

1) Description of the property.

All that piece and parcel of the land bearing **Kh. No. 147/2 (Old Kh. No. 22/2)** admeasuring about 1.21 H.R. having P.H. No. 15, situated at **Mouza -- Bhilgaon,** within the limits of Grampanchayat Bhilgaon, in Tahsil Kamptee and District Nagpur and same is bounded as under:-

East	:	Land bearing Kh. No. 147/1,
West	:	Land bearing Kh. Nos. 147/3,
North	:	Land bearing Kh. No. 148,
South	:	Road & Land bearing Kh. No. 147/8 and 147/9.

Upon it a layout known and styled as **"Guru Nanak Enclave Phase -II"**

1. **i) Photocopy of** Registered Sale Deed executed by 1) Smt. Sitabai Wd/o Mahadev Parmal, 2) Smt. Anjanibai Wd/o Bhaiyyasingh Parmal, 3) Shri. Rajeshkumar S/o Natthusingh Parmal, 4) Smt. Ratnabai Natthusingh Parmal, 5) Shri. Kanaya Natthusingh Parmar, 6) Shri. Deepak Natthusingh Parmal, 7) Shri. Sanju Natthusingh Parmal, 8) Shri. Shankar Natthusingh Parmal, 9) Shri. Pradip Bhaiyyasingh Parmal, 10) Smt. Saroj Laxmansingh Chavhan, 11) Ku. Meena Parmal, 12) Ku. Sangeeta Bhaiyyaji Parmal, 13) Ku. Padma Natthuji Parmal, 14) Shri. Natthuji S/o Mahadeo Parmal, acting through natural guardian, Smt. Anjanibai Wd/o Bhaiyyasingh Parmal in favour of Smt. Ishwar Kaur Sardar Amolak Singh Bhatia, same was registered in the office of Sub-Registrar Nagpur No. 11, at Sr. No. 4758/1984, dated 31/07/1984.

ii) Photocopy of Death Certificate in the name of Smt. Ishwar Kaur Sardar Amolak Singh Bhatia, dated 26/02/2002 (Date of Death: 08/02/2002).

iii) Photocopy of Registered Power of Attorney executed by Smt. Gurbir Kaur Satnam Singh Bhatia in favour of Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia, , same was registered in the office of Sub-Registrar Indori-2, at Sr. No. A4684382, dated 21/10/2020.

iv) Photocopy of Registered Power of Attorney executed by Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia in favour of Shri. Sarabjeet Singh S/o Harmeet Singh Bhatia, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 5076/2020, dated 21/12/2020.

v) **Photocopy of** Registered Sale Deed executed by Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia, acting through his Power of Attorney Holder, Shri. Sarabjeet Singh S/o Harmeet Singh Bhatia in favour of 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 40/2021, dated 01/01/2021.

vi) **Photocopy of** Registered Sale Deed executed by Smt. Gurbir Kaur Satnam Singh Bhatia, acting through Power of Attorney Holder, Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia in favour of 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh

Sahil M. Bhangde
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-33.
Advocate

Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 41/2021, dated 01/01/2021.

vii) **Photocopy of** Registered Sale Deed executed by Shri. Anup Singh S/o Amol Singh @ Amolak Singh Bhatia in favour of 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 3878/2021, dated 28/04/2021.

viii) **Photocopy of** Registered Sale Deed executed by Shri. Gurusharan Singh Amol Singh @ Amolak Singh Bhatia in favour of 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 3946/2021, dated 30/04/2021.

ix) **Photocopy of** Ferfar Patrak dated 08/08/2021.

x) **Photocopy of** 7/12 Extract in the name of 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, dated 10/08/2021.

4) **Search** report for 30 years from 08/10/1992 till 07/10/2021

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 **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia** are having clear, marketable and without any encumbrances.

Owners of the land

1. **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia - Kh. No. 147/2 (Old Kh. No. 22/2)** admeasuring about 1.21 H.R.
2. I am of the opinion that **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia** are 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 **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia** on the said land is enclosed herewith as annexure.

Encl : Annexure.

(Sahil M. Bhangde)
Advocate.

Sahil M. Bhangde
Plot No.167,
Bajiprabhu Nagar,
5th Lane,
Near Madrasi Temple,
Near Ramnagar,
Nagpur-33.
Advocate

Sahil M. Bhangde
LL.B
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

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 land bearing **Kh. No. 147/2 (Old Kh. No. 22/2)** admeasuring about 1.21 H.R. having P.H. No. 15, situated at **Mouza – Bhilgaon**, within the limits of Grampanchayat Bhilgaon, in Tahsil Kamptee and District Nagpur was initially owned and possessed by Smt. Sitabai Wd/o Mahadev Parmal & 13 others being their joint property as per the entry reflected in 7/12 Extract.

B. That on 31/07/1984, the aforesaid owners i.e. Smt. Sitabai Wd/o Mahadev Parmal & 13 others had sold the **Kh. No. 147/2 (Old Kh. No. 22/2)** of Mouza – Bhilgaon admeasuring about 1.21 H.R. to Smt. Ishwar Kaur Sardar Amol Singh @ Amolak Singh Bhatia, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 11, at Sr. No. 4758/1984, dated 31/07/1984.

C. That the aforesaid owner i.e. Smt. Ishwar Kaur Sardar Amol Singh @ Amolak Singh Bhatia had left for heavenly abode on 08/02/2002 and her husband namely Shri. Amolak Singh Bhatia had also left for heavenly abode and leaving behind his legal heirs namely 1) Shri. Gurusharan Singh Amol Singh @ Amolak Singh Bhatia, 2) Shri. Anup Singh S/o Amol Singh @ Amolak Singh Bhatia, 3) Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia, 4) Shri. Amarjeet Singh Amol Singh @ Amolak Singh Bhatia 5) Smt. Gurbir Kaur Satnam Singh Bhatia, became the joint owner of schedule of property, by virtue of intestate Succession.

D. That the aforesaid co-owner i.e. Shri. Amarjeet Singh Amol Singh @ Amolak Singh Bhatia had already left for heavenly abode on 11/03/1988 and leaving behind his legal heirs namely 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia became the joint owners in the share of late Shri. Amarjeet Singh Amol Singh @ Amolak Singh Bhatia, by virtue of intestate Succession.

E. That the aforesaid owner i.e. Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia had appointed and constituted to Shri. Sarabjeet Singh S/o Harmeet Singh Bhatia being his lawful attorney holder, by way of executing Registered Power of Attorney, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 5076/2020, dated 21/12/2020.

F. That the aforesaid owner i.e. Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia, acting through his Power of Attorney Holder, Shri. Sarabjeet Singh S/o Harmeet Singh Bhatia had sold the **1/5th Undivided share and interest** in **Kh. No. 147/2 (Old Kh. No. 22/2)** to 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 40/2021, dated 01/01/2021.

G. That the above mentioned Co-Owner i.e. Smt. Gurbir Kaur Satnam Singh Bhatia had appointed and constituted to Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia being his lawful

Sahil M. Bhangde
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-33.
Advocate

attorney holder, by way of executing Registered Power of Attorney, same was registered in the office of Sub-Registrar Indori-2, at Sr. No. A4684382, dated 21/10/2020.

H. That the above mentioned Owner i.e. Smt. Gurbir Kaur Satnam Singh Bhatia, acting through Power of Attorney Holder, Shri. Harmeet Singh S/o Amol Singh @ Amolak Singh Bhatia had sold the **1/5th Undivided share and interest** in **Kh. No. 147/2 (Old Kh. No. 22/2)** to 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 41/2021, dated 01/01/2021.

I. That the aforesaid Co-Owner i.e. Shri. Anup Singh S/o Amol Singh @ Amolak Singh Bhatia had sold the **1/5th Undivided share and interest** in **Kh. No. 147/2 (Old Kh. No. 22/2)** to 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 3878/2021, dated 28/04/2021.

J. That the above mentioned Co-Owner i.e. Shri. Gurusharan Singh Amol Singh @ Amolak Singh Bhatia had sold the **1/5th undivided share and interest** in **Kh. No. 147/2 (Old Kh. No. 22/2)** to 1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Kamptee, at Sr. No. 3946/2021, dated 30/04/2021.

K. That by virtue of aforesaid transactions, **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia** became the joint owners of the schedule Kh. No. 147/2 admeasuring about 1.21 H.R. and their names are duly mutated in 7/12 Extract as well as other relevant records as owners thereof.

L. I am of the opinion that **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia** are the legal owners of land bearing All that piece and parcel of the land bearing **Kh. No. 147/2 (Old Kh. No. 22/2)** admeasuring about 1.21 H.R. having P.H. No. 15, situated at **Mouza – Bhilgaon,** within the limits of Grampanchayat Bhilgaon, in Tahsil Kamptee 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 08/10/2021.

1) 7/12 Extract in the name of **1) Shri. Mandeep Singh Amarjeet Singh Bhatia, 2) Shri. Jasmeet Singh Amarjeet Singh Bhatia, 3) Smt. Gurjeet Kaur Amarjeet Singh Bhatia, 4) Ms. Jasdeep Kaur Amarjeet Singh Bhatia**, dated 10/08/2021.
2) Mutation Entry No – Ferfar Entry No. 2636
3) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Kamptee)
4) Any other relevant title. – No
5) Litigations if any. - No

Nagpur:

Dated : 07/10/2021

Sahil M. Bhangde
Plot No.167,
Baliprabhu Nagar,
5th Lane,
Near Madrasi Temple,
Near Ramnagar,
Nagpur-33.
Advocate

(Sahil M. Bhangde)
Advocate