

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 **Southern Portion of Kh. No. 88/2** situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur Layout Known as “MAULI NAGAR SECTOR -F”)

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 Southern Portion of Kh. No. 88/2 having admeasuring about 2.06 H. R. out of total admeasuring about 2.34 H.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. 87
West	:	Railway Line
North	:	Ring Road, thereafter Remaining Portion of Kh. No. 88/2
South	:	Land bearing Kh. Nos. 90, 89.

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

2)

- Copy of Registered Sale Deed** executed by Shri. Dhanu S/o. Zibal Umathe in favour of Shri. Mohammed Ali S/o. Gopaldas, same was registered in the office of Sub-Registrar Nagpur No. 11 at SR. No. 10974 (P) Dt. 17/12/1997. (Kh. No. 88)
- Copy of Registered Sale Deed** executed by 1) Shri. Dhanu S/o. Zibal Umathe, 2) Smt. Seetabai W/o. Pandurang Ragit, 3) Smt. Chandrabhagabai W/o. Wamanrao Barai, 4) Mohammed Ali S/o. Gopaldas as owners and Shri. Shravan S/o. Dhanu Umathe as consenter in favour of M/s. Vidarbha Homes Pvt. Ltd. acting through its POA Holder Shri. C. Srikanth S/o. C.L. Rajam, same was registered in the office of Sub-Registrar Nagpur 10 (Rural) at Sr. No. 4331/2006 Dt. 31/08/2006. (Kh. No. 88)
- Copy of Registered Sale Deed** executed by M/s. Vidarbha Homes Pvt. Ltd. acting through its POA holder Shri. C. Shrikanth S/o. C. L. Rajam in favour of Shri. Kanthamaneni Venkateshwara Rao S/o. Sreemannarayana, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 657/2007 Dt. 31/01/2007. (Kh. No. 88)
- Copy of Registered Agreement of Development** executed by Shri. Kanthamaneni Venkateshwara Rao S/o. Sreemannarayana in favour of M/s. Vidarbha Infrastructure Pvt. Ltd. through its Director Shri. C. Srikanth S/o. C. L. Rajam, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 6968/2007 Dt. 03/12/2007. (Kh. Nos. 83, 85/1, 85/2 and 88)
- Copy of Registered Irrevocable General Power of Attorney** executed by Kanthamaneni Venkateshwara Rao S/o. Sreemannarayana acting through his POA holder M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 6969/2007 Dt. 03/12/2007. (Kh. Nos. 83, 85/1, 85/2 and 88)
- Copy of Registered Sale Deed** executed by Shri. Kanthamaneni Venkateshwara Rao s/o. Sreemannarayana acting through his POA holder Vidarbha Infrastructure Pvt. Ltd. through its Director Shri. C. Srikanth S/o. C.L. Rajam in favour of Vidarbha Infrastructure Pvt. Ltd. through its Director Shri. C. Srikanth S/o. C.L. Rajam, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 682/2021 Dt. 11/01/2021. (Kh. Nos. 83, 85/1, 85/2 and 88/2)
- Copy of Registered Sale Deed** executed by Vidarbha Infrastructure Pvt. Ltd. acting through its POA holder Shri. C. Shrikant S/o. C. L. Rajam in favour of 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. 9808/2021 Dt. 08/07/2021. (Kh. No. 88/2)

- h. **Copy of 7/12 Extract** issued in the name of K S Shreeya Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. Pramod S/o. Satyanarayan Agrawal Dt. 09/09/2021. (Kh. No. 88/2)
- i. **Copy of Ferfar Patrak** Dt. 10/09/2021. (Kh. No. 83, 85/1, 85/2 and 88/2)
- j. **Copy of Letter** issued by Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur vide its letter no. का.अभि.नामप्रविप्रा/6061 Dt. 12/10/2021. (Kh. No. 88/2)

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** - Southern Portion of Kh. No. 88/2 admeasuring about 2.06 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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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. That originally all that piece and parcel of land bearing Kh. No. 88 having admeasuring about 3.38 H.R. held in Occupancy Class-I Rights of land Revenue Rs. 9.10 yearly of Mouza Jamtha bearing P.H. No. 42 in Tah. Nagpur (Rural) and Dist. Nagpur was owned and possessed by Shri. Dhanu Zibal Umathe and Smt. Bunni Zibal Umathe being their separate property.
- B. That aforesaid co-owners i.e. Shri. Dhanu Zibal Umathe had sold the South-West Portion of Kh. No. 88 having admeasuring about 1.80 H.R. out of total admeasuring about 3.38 H.R. to Shri. Mohd. Ali S/o. Gopaldas by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur at Sr. No. 9207 (P) Dt. 17/12/1997 and by virtue of said Sale Deed, Shri. Mohd. Ali S/o. Gopaldas became the sole and absolute owner of the said respective share in the said property.
- C. That after aforesaid transaction the remaining portion of Kh. No. 88 having admeasuring about 1.58 H.R. owned by Smt. Bunni Zibal Umathe.
- D. That during the course of time aforesaid owner i.e. Smt. Bunni Zibal Umathe had left for heavenly abode leaving behind her legal heirs namely as 1) Shri. Dhanu S/o. Zibal Umathe, 2) Smt. Seetabai W/o. Pandurang Ragit, 3) Smt. Chandrabhagabai W/o. Wamanrao Barai became the absolute joint owners of the remaining portion of Kh. No. 88 having admeasuring about 1.58 H.R. by virtue of Intestate Succession Act, 1956.
- E. That aforesaid owner i.e. Shri. Mohd. Ali S/o. Gopaldas had not mutated of his respective share in revenue records out of aforesaid property and the name of aforesaid legal heirs of deceased person continued to be recorded in revenue records in Kh. No. 88 having admeasuring about 3.38 H.R. as owners thereof.
- F. That aforesaid land i.e. Kh. No. 88 having admeasuring about 1.04 H.R. out of total admeasuring 3.38 H.R. had been acquired by Government of Maharashtra for Outer Ring Road in terms of Order Dt. 26/04/2006 due to said land acquisition, the area became the Kh. No. 88 having admeasuring about 2.34 H.R. owned by the aforesaid owners with their respective share in the said property.
- G. That aforesaid owner i.e. Shri. Mohd. Ali S/o. Gopaldas and 1) Shri. Dhanu S/o. Zibal Umathe, 2) Smt. Seetabai W/o. Pandurang Ragit, 3) Smt. Chandrabhagabai W/o. Wamanrao Barai had jointly sold their respective share in the aforesaid property i.e. Kh. No. 88 having admeasuring about 2.34 H.R. of Mouza Jamtha with the consent of Shri. Shravan S/o. Dhanu Umathe to M/s. Vidarbha Homes Pvt. Ltd. acting through its POA holder Shri. C. Shikant S/o. C. L. Rajam by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 4331/2006 Dt. 31/08/2006.
- H. That by virtue of registered Sale Deed, M/s. Vidarbha Homes Pvt. Ltd. became the sole and absolute owner of the schedule of property and its name also recorded in Revenue Records.
- I. That M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. C. Shrikant S/o. C. L. Rajam had sold the aforesaid property i.e. Kh. No. 88 having admeasuring about 2.34 H.R. to Shri. Kanthamaneni Venkateshwar Rao S/o. Sreemanarayana by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 657/2007 Dt. 31/01/2007.
- J. That aforesaid owner i.e. Shri. Kanthamaneni Venkateshwar Rao S/o. Sreemanarayana had decided to develop the aforesaid land i.e. Kh. No. 88 along with other properties accordingly who had entered into an Agreement of Development with M/s. Vidarbha Infrastructure Pvt. Ltd. by way of executing registered Agreement of Development which was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 6968/2007 Dt. 03/12/2007 and who had also appointed and constituted to M/s. Vidarbha Infrastructure Pvt. Ltd. being his lawful attorney holder by way of executing Registered General Power of Attorney which was registered in the office of Sub-Registrar Nagpur No. 7 at SR. No. 6969/2007 Dt. 03/12/2007.



- K. That upon resurvey of aforesaid Kh. No. 88, by the Surveyor Officer of concern authority on 12/07/2011, the said Khasra renumbered as New Kh. No. 88/2 having admeasuring about 2.34 H.R. as entry reflected in 7/12 Extract.
- L. That Shri. Kanthamaneni Venkateshwar Rao S/o. Sreemanarayana acting through his POA holder M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. C. Shrikant S/o. C. L. Rajam had sold the aforesaid Kh. No. 88/2 having admeasuring about 2.34 H.R. along with other properties to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. C. Shrikant S/o. C. L. Rajam by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur No. 682/2021 Dt. 11/01/2021 and by virtue of registered Sale Deed, M/s. Vidarbha Infrastructure Pvt. Ltd. became the absolute owner of the schedule of property and his name also recorded in revenue records.
- M. That Vidarbha Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. C. Shrikant S/o. C. L. Rajam had sold the Southern Portion of aforesaid Kh. No. 88/2 having admeasuring about 2.06 H.R. out of total admeasuring about 2.34 H.R. to K S Shreeya Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. Pramod S/o. Satyanarayan Agrawal by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9808/2021 Dt. 08/07/2021.
- N. 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 K S Shreeya Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. Pramod S/o. Satyanarayan Agrawal became the sole and absolute owner thereof.
- O. That KS Shreeya Infrastructure Pvt. Ltd. acting through its Authorized 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/6061 Dt. 12/10/2021 and the terms and conditions mentioned therein pertaining to the said purpose.
- P. That KS Shreeya Infrastructure Pvt. Ltd. acting through its Authorized 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.
- Q. That the Present Report is subject to availability of Non-agricultural Order for schedule land bearing Southern Portion of Kh. No. 88/2 admeasuring about 2.06 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.
- R. I am of the opinion that KS Shreeya Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. Pramod S/o. Satyanarayan Agrawal is the legal owner of land bearing All that piece and parcel of land bearing Southern Portion of Kh. No. 88/2 admeasuring about 2.06 Hec. R. held in Occupancy Class-I Rights 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. MH009114201202122E 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. 09/09/2021.
 - 2) Mutation Entry No – Ferfar Patrak Dt. 10/09/2021.
 - 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