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: Title clearance certificate with respect to **Kh. No. 85/1 and Kh. No. 85/2** situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur Layout Known as "MAULI NAGAR SECTOR -E")
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 those piece and parcel of the Agricultural land bearing Kh. No. 85/1 having admeasuring about 1.02 H. R. and Kh. No. 85/2 having admeasuring about 1.01 H.R. having total admeasuring about 2.03 H.R. held in Occupancy Class-I Rights situated at Mouza – Jamtha, P.H. No. 42, 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:-

		Kh. No. 85/1	Kh. No. 85/2
East	:	Kh. No. 84/1	Kh. Nos. 80 and 84/1
West	:	Kh. No. 86	Kh. Nos. 86 and 87
North	:	Kh. No. 85/2	Kh. No. 79
South	:	Road	Kh. No. 85/1.

Upon it a layout known and styled as **"MAULI NAGAR SECTOR -E"**

2)

a. **Photocopy of** Ferfar Patrak Dt. 21/09/1988. (Kh. No. 85)
b. **Photocopy of** Registered Sale Deed executed by 1) Shri. Maroti Doulat Bhopre, 2) Shri. Keshav Doulat Bhopre in favour of M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting 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. 4057/2006 Dt. 11/08/2006. (Kh. No. 85/1)
c. **Photocopy of** Registered Sale Deed executed by Shri. Suryabhan Doulat Bhopre acting through his POA holder Shri. Rajeev Chunnilal Agrawal 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. 4144/2006 Dt. 18/08/2006. (Kh. No. 85/2)
d. **Photocopy of** Registered Sale Deed executed by M/s. Vidarbh Homes Pvt. Ltd. acting through its POA holder Shri. C. Srikanth S/o. C. L. Rajam in favour of Shri. Kanthamaneni Venkateshwara Rao S/o. Sreemanarayana, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 655/2007 Dt. 31/01/2007. (Kh. No. 85/1)
e. **Photocopy of** Registered Sale Deed executed by M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its POA holder Shri. C. Srikanth S/o. C. L. Rajam in favour of Shri. Kanthamaneni Venkateswara Rao S/o. Sreemanarayana, same was registered in the office of Sub-Registrar Nagpur No. 7 at SR. No. 656/2007 Dt. 31/01/2007. (Kh. No. 85/2)
f. **Photocopy of** Registered Agreement of Development executed by Shri. Kanthamaneni Venkateshwara Rao S/o. Sreemanarayana 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)
g. **Photocopy of** Registered Irrevocable General Power of Attorney executed by Kanthamaneni Venkateshwara Rao S/o. Sreemanarayana 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

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

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)

h. **Photocopy of** 7/12 Extract issued in the name of Kadhmaneni Vyankateshwarrao S/o. Shrimannarayan Dt. 13/10/2020. (Kh. No. 85/1)
i. **Photocopy of** 7/12 Extract issued in the name of Kadhmaneni Vyankateshwarrao S/o. Shrimannarayan Dt. 13/10/2020. (Kh. No. 85/2)
j. **Photocopy 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 Vidarbh Infrastructure Pvt. Ltd. through its Director Shri. C. Srikant 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)
k. **Photocopy of** Registered Sale Deed executed by Vidarbh Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikant S/o. C.L. Rajam in favour of 1) K S 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. 9814/2021 Dt. 08/07/2021. (Kh. No. 85/1)
l. **Photocopy of** Registered Sale Deed executed by Vidarbh Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikant S/o. C. L. Rajam in favour of K S Shreeya Infrastructure Pvt. Ltd. acting through its Authorized Director Shri. Pramod S/o. Satyanarayan Agrawal, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9815/2021 Dt. 08/07/2021. (Kh. No. 85/2)
m. **Photocopy of** 7/12 Extract issued in the name of K S Shriya Infrastructure Pvt. Ltd. through its Director Pramod Satyanarayan Agrawal Dt. 23/08/2021.
n. **Photocopy of** Ferfar Patrak Dt. 10/09/2021. (Kh. No. 85/2)
o. **Photocopy of** Ferfar Patrak Dt. 10/09/2021. (Kh. No. 83, 85/1, 85/2 and 88/2)
p. **Photocopy of** Sanctioned Layout Plan sanctioned by Executive Engineer, Nagpur Metropolitan Region Development Authority Dt. 12/10/2021.
q. **Photocopy 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)
r. **Photocopy of** Layout Plan issued by Executive Engineer, Metropolitan Region Development Authority Dt. 20/10/2021. (Kh. Nos. 85/1 and 85/2)

3) **Search** report for 13 years from 01/12/2008 till 02/12/2021.

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 **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. 85/1 and Kh. No. 85/2 having total admeasuring about 2.03 H.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
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-33
Advocate

(Sahil M. Bhangde)
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. That originally all that piece and parcel of land bearing Kh. No. 85 having admeasuring about 2.03 H.R. held in Occupancy Class-I Rights of Mouza Jamtha bearing P.H. No. 42 in Tah. Nagpur (Rural) and Dist. Nagpur was owned and possessed by Shri. Daulat Shrawan Bhopre being his separate property as per entry reflected in 7/12 Extract.

B. That during the course of time Shri. Daulat Shrawan Bhopre had left for heavenly abode leaving behind his legal heirs namely as 1) Smt. Lahani Wd/o. Daulat Bhopre, 2) Shri. Chandrabhan S/o. Daulat Bhopre, 3) Shri. Maroti S/o. Daulat Bhopre, 4) Shri. Suryabhan S/o. Daulat Bhopre, 5) Shri. Keshavrao S/o. Daulat Bhopre, 6) Smt. Kisani Chirkut Lokade being their absolute joint owners of the aforesaid property by virtue of Intestate Succession Act, 1956.

C. That aforesaid co-owners i.e. 1) Smt. Lahani Wd/o. Daulat Bhopre, 2) Shri. Chandrabhan S/o. Daulat Bhopre, 3) Smt. Kisani Chirkut Lokade had relinquished their share and rights in the aforesaid property in favour of 1) Shri. Maroti S/o. Daulat Bhopre, 2) Shri. Suryabhan S/o. Daulat Bhopre, 3) Shri. Keshavrao S/o. Daulat Bhopre.

D. That by virtue of aforesaid transaction, 1) Shri. Maroti S/o. Daulat Bhopre, 2) Shri. Suryabhan S/o. Daulat Bhopre, 3) Shri. Keshavrao S/o. Daulat Bhopre became the absolute joint owners of the aforesaid property and their name also recorded in Revenue Records.

E. That in terms of a Family Settlement out the said owners, the Southern Portion of aforesaid Kh. No. 85 having admeasuring about 1.02 H.R. fallen to the share of Shri. Maroti Daulat Bhopre and Shri. Keshav Doulat Bhopre and the said land renumbered as Kh. No. 85/1 and Northern Portion of Kh. No. 85 having admeasuring about 1.01 H.R. fallen to the share of Shri. Suryabhan Doulat Bhopre and the said remaining land renumbered as 85/2 and their name also recorded separately in revenue records.

F. That aforesaid owners i.e. Shri. Maroti Daulat Bhopre and Shri. Keshav Doulat Bhopre had sold the Kh. No. 85/1 having admeasuring about 1.02 H.R. to M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its Director Shri. C. Srikanth S/o. C. L. Rajam by way of executing registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 4057/2006 Dt. 11/08/2006.

G. That similarly aforesaid Shri. Suryabhan Doulat Bhopre had sold his land i.e. Kh. No. 85/2 having admeasuring about 1.01 H.R. to M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its Director Shri. C. Srikanth 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. 4144/2006 Dt. 18/08/2006.

H. That by virtue of Registered Sale Deeds, M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its Director Shri. C. Srikanth S/o. C. L. Rajam became the absolute owner of the said Kh. Nos. 85/1 and 85/2 and its name also recorded separately in Revenue Records.

I. That M/s. Vidarbh Homes Pvt. Ltd. Nagpur acting through its Director Shri. C. Srikanth S/o. C. L. Rajam had also sold the aforesaid Kh. No. 85/1 having admeasuring about 1.02 H.R. and Kh. No. 85/2 having admeasuring about 1.01 H.R. to Shri. Kanthamaneni Venkateswara Rao S/o. Sreemanarayana by way of executing registered two separate Sale Deed, which were registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 655/2007 and 656/2007 respectively on 31/01/2007 and by virtue of said Sale Deeds, Shri. Kanthamaneni Venkateswara Rao S/o. Sreemanarayana became the sole and absolute owner of the said Kh. No. 85/1 and Kh. No. 85/2.

That the aforesaid Shri. K. Seetaramaiah S/o Srimannarayana as Owner of Lands bearing Kh Nos. 83, 85/1, 85/2 and 88 have entered into an Agreement of Development with M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam, by executing a Registered Agreement of Development, Same

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

was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6968 dated 03/12/2007 and simultaneously who had also appointed and constituted to Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam as his Lawful attorney, by executing a Registered General Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6969 dated 03/12/2007.

K. That aforesaid owner i.e. Shri. K. Seetaramaiah S/o Srimannarayana acting through his POA holder M/s. Vidarbha Homes Private Limited, acting through its Director Shri. C. L. Rajam had sold the schedule Kh. Nos. 85/1 and 85/2 along with other properties to Vidarbh Infrastructure Pvt. Ltd. through its Director Shri. C. Srikant S/o. C.L. Rajam, by way of executing registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 682/2021 Dt. 11/01/2021 and by virtue of Sale Deed, Vidarbh Infrastructure Pvt. Ltd. through its Director Shri. C. Srikant S/o. C.L. Rajam again became the absolute owner of the schedule of property and its entry reflected in revenue records as owner thereof.

L. That aforesaid owner i.e. Vidarbh Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikant S/o. C.L. Rajam had also sold the schedule of property i.e. Kh. No. 85/1 and 85/2 to K S Shreeya Infrastructure Pvt. Ltd. acting through its Director Shri. Pramod S/o. Satyanarayan Agrawal, by way of executing two separate Sale Deed, same were registered in the office of Sub-Registrar Nagpur No. 7 at SR. No. 9814/2021 and 9815/2021 respectively on 08/07/2021.

M. That by virtue of aforesaid transactions, KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal, became the sole and absolute owner of the schedule property and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.

N. That aforesaid Owner i.e. KS Shreeya Infrastructure Private Limited, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal had decided to develop the said land bearing Agricultural land bearing Kh. Nos. 85/1 and 85/2 admeasuring about 2.03 Hec. R. situated at Mouza – Jamtha, P.H. No. 42, by demarcating a residential layout upon schedule land to be Known and Styled as "MAULI NAGAR-9 – SECTOR - E" and for that purpose he had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).

O. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing Kh. Nos. 85/1 and 85/2 admeasuring about 2.03 Hec. R. situated at Mouza – Jamtha, P.H. No. 42, 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.

P. 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 the Agricultural land bearing Kh. Nos. 85/1 and 85/2 admeasuring about 2.03 Hec. 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 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. MH009590375202122E dated 02/12/2021.

1) 7/12 Extract issued in the name of K S Shreeya Infrastructure Pvt. Ltd. through its Director Shri. Pramod Satyanarayan Agrawal Dt. 20/08/2021.
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 : 02/12/2021

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

(Sahil M. Bhangde)
Advocate