"हरीओम"

ADV KAUSHIK A. PUJARI (B.A., L.L.B.)
(Proprietor of ADV KAUSHIK PUJARI AND ASSOCIATES)

-: LAW FIRM :-

Office Address :- Flat No.12 on Third Floor "Vidyanand Apartment", Near MSEB Office, Near Triangular Garden, Ambazari, Hill Top Main Road, Nagpur
Contact Number :-7387155511,Office Number :-7219871524
Email ID :-kaushik.apujari@Gmail.com

Date :8/02/2022

FORMAT-A

(Circular No. 28/2021)

To

MAHA RERA

LEGAL TITLE REPORT

Sub.:- Title Clearance Certificate with respect to All that piece and parcel of land bearing **GAT NO 38**, area 2.83 HR, **GAT No 39/2**, area 1.00 HR, **GAT No. 39/1** , area 1.02 HR, Khate No. 43, PH No. 73, **Mouza Zari (Rithi)** , Tahsil Nagpur (Gramin) and District Nagpur.

1] I have investigated the title of the said GAT i.e. : **Northern Portion of GAT No. 39 (Subsequently Named as 39/1), area 1.02 HR, belongs to** Shri Umesh Radheshyam Sharma. **GAT No 39/2, area 1.00 HR belongs to** M/S Sharma Construction Company through its Partners Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma and **GAT No 38, area 2.83 HR belongs to** Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma and following documents i.e.:- MH012821420202122E

1) Description of the Property:- All that piece and parcel of land bearing **GAT NO 38**, area 2.83 HR, **GAT No 39/2**, area 1.00 HR, **GAT No. 39/1**, area 1.02 HR, Khate No. 43, PH No. 73, **Mouza Zari (Rithi)** , Tahsil Nagpur (Gramin) and District Nagpur, the same is bounded as under:

Boundaries of GAT NO 38:
East : Road
West: GAT No. 37
North : GAT No 39
South : GAT No 30

Boundaries of GAT No 39/1
East : Road
West : GAT No. 37
North : GAT No. 40

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South : Remaining Portion of GAT No 39

Boundaries of GAT NO 39/2

East : Road

West : GAT NO 37

North : GAT No 39/1

South : GAT NO 38

2) Documents of Ownership of Present Owners :-

1. Sale Deed at Stamp Duty Rs. 16000/- Dated 22/05/2006 Sub Registrar Nagpur (Gramin) at serial no. 2902 from Shri Narayan Dhakane to Shri Rajendra Ramniwas Sharma (**Sourthern Portion of GAT No. 39, area 1.00 HR out of total area i.e. 2.02 HR, Mouza Zari**) (Subsequently named as 39/2)

2. Sale Deed at Stamp Duty Rs. 16000/- Dated 22/05/2006 Sub Registrar Nagpur (Gramin) at serial no. 2903 from Shri Narayan Dhakane to Shri Umesh Radheshaym Sharma (**Northern Portion of GAT No. 39, area 1.02 HR out of total area i.e. 2.02 HR, Mouza Zari) (**Subsequently named as 39/1**)**

3. Sale Deed at stamp duty Rs. 56000/- Dated 23/02/2007 Sub Registrar Nagpur no. 10 at serial no. 810 from Shri Rajendra Ramniwas Sharma to M/S Sharma Construction Co. through Its Partners Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma (**Gat No. 39/2, area 1.00 HR, Mouza Zari)**

4. sale Deed at Stamp Duty Rs. 2,00,000/- Dated 28/11/2007 Sub Registrar Nagpur (Gramin) at Serial no. 5750 from Shri Narayan Gangaram Dhakane to Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma (**GAT No. 38, area 2.83 HR, Mouza Zari)**

5. Order regarding Correction in GAT No. / SURVEY No. Dated 31/01/2021 from Collector Nagpur (Gramin) to Shri Umesh Radheshaym Sharma and Sharma Construction and Co.

6. AOP Dated 15/12/2021 from Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma and M/S Sharma Construction Company

7. Order no. 11/49-23/2007-2008 Dated 27/11/2007 from Sub Divisional Officer Nagpur to Narayan Gangaram Dhakne

8. Layout Plan (**Khasra no. 38,39/1 & 39/2, Mouza Zari**)

9. Permission Letter for Residence dated 3/11/2021 from NMRDA to M/S Sharma Construction Co. through Its Partners Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma (**Khasra no. 38,39/1 and 39/2, area 4.45 HR, Mouza Zari (Rithi))**

...hik A Pujari
ADVOCATE
...1/3077/2005

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2] On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title documents of (following owners) is clear, marketable, and without any encumberances.

Owner of Land:

1. Shri Umesh Radheshyam Sharma : **GAT No. 39/1, area 1.02 HR**
2. M/S Sharma Construction Company through its Partners Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma: **GAT No 39/2, area 1.00 HR**
3. Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma: **GAT No 38, area 2.83 HR**

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

Date :- 08/02/2022

Regards,

Kaushik A Pujari
ADVOCATE
Adv Kaushik A. Pujari
MAH/307[illegible]2005

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ADV KAUSHIK A. PUJARI (B.A., L.L.B.)
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ANNEXURE to FORMAT A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date of application for registration. – Available
2. Search Report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur(Gramin), Nagpur.

WHEREAS all that piece and parcel of land bearing Khasra no. 38 and 39, total area 4.85 HR originally belonged to Shri Narayan Gangadhar Dhakne.

WHEREAS later on in the year of 2006 i.e.dated 22/05/2006 Shri Narayan Gangadhar Dhakne has sold the above said propertyi.e. **Southern Portion of GAT No. 39, area 1.00 HR** to Shri Rajendra Ramniwas Sharma through the registered **Sale Deed** which is duly registered in the office of the Sub Registrar Nagpur (Gramin) at Sr. No. 2902 on even date.

WHEREAS later on in the year of 2006 i.e.dated 22/05/2006 Shri Narayan Gangadhar Dhakne has sold the above said propertyi.e. **Northern Portion of GAT No. 39, area 1.02 HR** to Shri Umesh Radheshyam Sharma through the registered **Sale Deed** which is duly registered in the office of the Sub Registrar Nagpur (Gramin) at Sr. No. 2903 on even date.

WHEREAS later on in the year of 2007 i.e.dated 23/02/2007 Shri Rajendra Ramniwas Sharma has sold the above said propertyi.e. **GAT No 39/2, area 1.00 HR** to M/S Sharma Construction Company through its Partners Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma through the registered **Sale Deed** which is duly registered in the office of the Sub Registrar Nagpur (Gramin) at Sr. No. 810 on even date.

A. Pujari
ADVOCATE
MAH/2077/2005

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WHEREAS later on in the year of 2007 i.e.dated 28/11/2007 Shri Narayan Gangaram Dhakne has sold the above said propertyi.e. **GAT No 38, area 2.83 HR** to Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma through the registered **Sale Deed** which is duly registered in the office of the Sub Registrar Nagpur (Gramin) at Sr. No. 5750 on even date..

In this way Shri Umesh Radheshyam Sharma become the absolute owner of **GAT No. 39/1, area 1.02 HR,** M/S Sharma Construction Company through its Partners Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma become the joint and absolute owner of **GAT No 39/2, area 1.00 HR and** Smt. Narmadadevi Radheshyam Sharma, Smt. Asha Anil Sharma, Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma become the joint and absolute owner of **GAT No 38, area 2.83 HR.**

WHEREAS Later on as per Reference Document i.e. Partnership Retirement Deed dated 02/05/2019, Smt. Narmadadevi Radheshyam Sharma and Smt. Asha Anil Sharma took voluntary retirement from the partnership firm.So Now the owner of **GAT No 39/2, area 1.00 HR is** M/S Sharma Construction Company through its Partners Shri Ritesh Radheshyam Sharma and Shri Umesh Radheshyam Sharma.

3. Any other relevant title :- No
4. Litigation if any :- No

Nagpur
Dated :- 8/02/2022

Regards,

Adv Kaushik A Pujari

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