

"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](mailto:kaushik.apujari@gmail.com)

Date : 22/11/2021

### 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 containing by admeasurement 1.46 H.R. (i.e. 14600 Sq. Meters), Rental Rs. 6.12, being a portion of the entire land bearing **Khasra No. 39**, of Mouza Wanadongri, Patwari Halka No. 46, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "NARMADA VIHAR-1", situated at Village Wanadongri, within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur. (Hereinafter refereed as the said Plot).

1] I have investigated the title of the said plot on the request of Mr ANIL RADHESHYAM SHARMA, Mr UMESH RADHESHYAM SHARMA and Mr RITESH RADHESHYAM SHARMA, (Names of the Owners / Promoters / Developer) and following documents i.e.:-

- 1) Description of the Property:- ALL THAT Piece and Parcel of Land containing by admeasurement 1.46 H.R. (i.e. 14600 Sq. Meters), Rental Rs. 6.12, being a portion of the entire land bearing **Khasra No. 39**, of Mouza Wanadongri, Patwari Halka No. 46,

TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "NARMADA VIHAR-1", situated at Village Wanadongri, within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur and the said entire layout is bounded as under :-

|              |   |               |
|--------------|---|---------------|
| ON THE EAST  | - | KHASRA NO. 38 |
| ON THE WEST  | - | KHASRA NO. 41 |
| ON THE NORTH | - | KHASRA NO 37A |
| ON THE SOUTH | - | KHASRA NO 40  |

2) Documents of Ownership of Present Owners :-

- a) Sale Deed duly registered at Sub Registrar office Hingna, Nagpur at Sr No 3388, on Dated 01.07.2015, in favor of Anil R Sharma, Umesh R Sharma & Ritesh R. Sharma .
- 3) 7/12 extract issued by Competent Authority dated 09.02.2017, Mutation Entry No. 11401.
- 4) Search Report for 30 years from 1992 to 2021.

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 encumbrances.

**Owners of Khasra No. 39 of Mouza WANADONGRI are ANIL RADHESHYAM SHARMA, UMESH RADHESHYAM SHARMA and RITESH RADHESHYAM SHARMA.**

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 :- 22.11.2021

  
ADVOCATE  
(stamp)

"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](mailto:kaushik.apujari@gmail.com)

### 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. Mutation Entry No. 11401 dated 09.02.2017
3. Search Report for 30 years from 1992 to 2021 taken from Sub Registrar Office at Hingna, Nagpur.

THAT, ALL THAT Piece and Parcel of Land containing by admeasurement 1.46 H.R. (i.e. 14600 Sq. Meters), Rental Rs. 6.12, being a portion of the entire land bearing Khasra No. 39, of Mouza Wanadongri, Patwari Halka No. 46, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "NARMADA VIHAR-1", situated at Village Wanadongri, within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur, originally belonged to Smt Kamlabai Ganpatrao Sakhale, as a recorded owner thereon being her separate property having acquired the same by her by inheritance and the same is mutated in her name in all relevant records. THAT, the aforesaid Smt Kamlabai Ganpatrao Sakhale lateron transferred/sold entire land bearing khasra No 39, admeasuring 1.46 HR to Smt Suman Parmanand Kela through sale deed duly registered at sub registrar Hingna, vide entry no 3555 on Dated 07.08.2009. Smt Suman Parmanand kela became and exclusive, absolute and full owner of the aforesaid khasra no 39, with heritable and transferable tights therein and the same is mutated in her name in all relevant records and also mutated in the 7/12 extract vide Mutation Entry No. 4365 on Dt. 11.08.2009.

THAT, subsequently Smt Suman Parmanand Kela transferred/sold aforesaid Kh No 39, to Anil Radehsyam Sharma, Umesh Radheshyam Sharma and Ritesh Radeshyam Sharma through sale deed duly registered at sub registrar Hingna, vide entry no 3388 on Dated 01.07.2015. Hence Anil Radehsyam Sharma, Umesh Radheshyam Sharma and Ritesh Radeshyam Sharma have become exclusive, absolute, joint and full owner of the aforesaid khasra no 39, admeasuring 1.46 HR with heritable and transferable rights therein and the same is mutated in their names in all relevant records and also mutated in the 7/12 extract vide Mutation Entry No. 11401 on Dt. 09.02.2017.

THAT Owners Anil Radehsyam Sharma, Umesh Radheshyam Sharma and Ritesh Radeshyam Sharma, later on decided to develop the said Piece of Land admeasuring 1.46 H.R. (14600 Sq. Meters) in to a Residential Lay Out named and styled as "NARMADA VIHAR-1" by carving out various plots of different sizes therein and the said lay out is duly Final sanctioned and approved by Competent authority, CEO, Nagar Parishad, Wanadongri on DT. 30.06.2021 vide order No. NPW/NRV/AM/880. And also released few plots on Dt. 19.07.2021 vide order No NPW/NRV/BM/928.

THAT the aforesaid entire land bearing Kh No 39 of Mouza Wanadongri having area of 1.46 H R is converted for Non Agriculture (Residential) use by Competent authority Tahsildar, Hingna, Nagpur vide his order No. RMK 31/ NAP-34/2020-21 Dated 05.03.2021. In pursuance of the aforesaid Non Agriculture order and finally sanctioned and approved lay out Plan after duly measurement by TLR Hingna of Residential NA layout, also issued Sanad/Annexure B, under section 42A of Maharashtra Land Revenue code, 1966, vide order No. RMK 03/ NAP-34/ Mauja Wanadongri/ 2021-22/ KV-1027 on Dated 17.08.2021.

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

Nagpur

Dated :- 22.11.2021

Advocate



CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|----------------------------------------------|--------------------|---------|--|--|------------------------|---------------------|------------------------------------------------------|---------|-------------------------------------------|--|
| GRN                                          | MH009033274202122E | BARCODE |  |  | Date                   | 22/11/2021-15:01:19 |                                                      | Form ID |                                           |  |
| Department Inspector General Of Registration |                    |         |  |  | Payer Details          |                     |                                                      |         |                                           |  |
| Search Fee                                   |                    |         |  |  | TAX ID / TAN (If Any)  |                     |                                                      |         |                                           |  |
| Type of Payment Other Items                  |                    |         |  |  | PAN No.(If Applicable) |                     |                                                      |         |                                           |  |
| Office Name HCN_HINGNA SUB REGISTRAR         |                    |         |  |  | Full Name              |                     | ADV KAUSHIK A PUJARI                                 |         |                                           |  |
| Location NAGPUR                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
| Year 2021-2022 One Time                      |                    |         |  |  | Flat/Block No.         |                     | FLAT NO. F12 VIDYANAND APARTMENT                     |         |                                           |  |
| Account Head Details                         |                    |         |  |  | Amount In Rs.          |                     | Premises/Building                                    |         |                                           |  |
| 0030072201 SEARCH FEE                        |                    |         |  |  | 325.00                 |                     | Road/Street                                          |         | HILL TOP                                  |  |
|                                              |                    |         |  |  |                        |                     | Area/Locality                                        |         | AMBAZARI NAGPUR                           |  |
|                                              |                    |         |  |  |                        |                     | Town/City/District                                   |         |                                           |  |
|                                              |                    |         |  |  |                        |                     | PIN                                                  |         |                                           |  |
|                                              |                    |         |  |  |                        |                     | Remarks (If Any)                                     |         |                                           |  |
|                                              |                    |         |  |  |                        |                     | Survey/Khasra/Gat no. 39 PSK NO. 46 Mouza Wanadongri |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
|                                              |                    |         |  |  |                        |                     |                                                      |         |                                           |  |
| Total                                        |                    |         |  |  | 325.00                 |                     | Amount In                                            |         | Three Hundred Twenty Five Rupees Only     |  |
|                                              |                    |         |  |  |                        |                     | Words                                                |         |                                           |  |
| Payment Details                              |                    |         |  |  | STATE BANK OF INDIA    |                     | FOR USE IN RECEIVING BANK                            |         |                                           |  |
| Cheque-DD Details                            |                    |         |  |  | Bank CIN               |                     | Ref. No.                                             |         | 00040572021112290930 IK0BJSOJT2           |  |
| Cheque/DD No.                                |                    |         |  |  | Bank Date              |                     | RBI Date                                             |         | 22/11/2021-15:24:03 Not Verified with RBI |  |
| Name of Bank                                 |                    |         |  |  | Bank-Branch            |                     | STATE BANK OF INDIA                                  |         |                                           |  |
| 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

संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करताच्या दस्तऐवजासाठी लागू नाही.

Mobile No. : 7219871524