Ashish Mehadia
Advocate

Mehadia & Co.
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'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
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FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

1. I have investigated the title of the land on the request of Shri Kunal Ashok Kumar Agarwal & Shri Gaurav Ashok Kumar Agarwal and following documents i.e.:-

Description of the Property :

ALL THAT PIECE and PARCEL OF LAND bearing Plot No. 3 admeasuring 1213.2820 Sq. Mts. out of land bearing Kh. No.25/5, P.S.K. 7, City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur within the limits of Nagpur Municipal Corporation and bounded as under:

ON THE EAST : 9 Mts. Road
ON THE WEST : Other Layout
ON THE NORTH : Plot No.4 of Kh. No.25/2
ON THE SOUTH : 9 Mts. Road

&

ALL THAT PIECE and PARCEL OF LAND bearing Plot No. 4 admeasuring 1220.9960 Sq. Mts. out of land bearing Kh. No. 25/5, P.S.K. 7, City Survey No. 19, Sheet No. 23 of Mouza Hazaripahad, Nagpur within the limits of Nagpur Municipal Corporation and bounded as under:

ON THE EAST : 9 Mts. Road
ON THE WEST : Other Layout
ON THE NORTH : Other Layout
ON THE SOUTH : Plot No.3 of Kh.No. 25/5

1) The documents of ownership of the said plot :

i.) Sale Deed Dt. 30.06.1982 registered at the office of Sub-Registrar, Nagpur in Book No.1 at Sr.No.1404 on 16.12.1982 in the name of Smt. Vidyawati Vilayatiram Agarwal

ii.) Will and Testament on 29.09.1997 executed by Smt. Vidyawati Vilayatiram Agarwal in favor of Smt. Pravesh Ashok Kumar Agarwal registered at the office of the Sub-Registrar, Mumbai in Book No. 3 at Sr. No. 3390 on 30.09.1997.

iii.) Order Dt. 21.11.2006 passed by Dy. Collector, Nagpur in Rev. Case No. 31/LND-18/06-07 changing the holding class from Occ. Class II to Class I.

iv.) 7/12 Extract Showing Name of Smt. Pravesh Agarwal vide Mutation Entry No.325 Dt.28.08.2006.

v.) Order No. 0546/N.A.P.34/2019-20 Dt. 04.09.2019 passed by Additional Tehsildar, N.A. Tax No. 5, Nagpur of Plot No.3.

vi.) Order No. 0549/N.A.P.34/2019-20 Dt. Dt. 04.09.2019 passed by Additional Tehsildar, N.A. Tax No. 5, Nagpur of Plot No.4.

vii.) Letter of Regularization/Permit Dt.03.10.2015 issued by Nagpur Improvement Trust of Plot No.3.

viii.) Letter of Regularization/Permit Dt.29.09.2015 issued by Nagpur Improvement Trust of Plot No.4.

ix.) Gift Deed Dt. 21.05.2015 Registered at Sr. No. 1796/2015 in the office of Sub-Registrar – 8, Nagpur in favor of Shri Kunal Agarwal in respect of Plot No.3.

x.) Gift Deed Dt. 21.05.2015 Registered at Sr. No. 1794/2015 in the office of Sub-Registrar – 8, Nagpur in favor of Shri Gaurav Agarwal in respect of Plot No.4.

xi.) Aakhiv Patrika showing mutations in the name of Shri Kunal Agarwal Shri Gaurav Agarwal.

2) Search report for 30 years from the year 1992 till 18.02.2022.

3) 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 Shri Kunal Agarwal (Plot No.3) & Shri Gaurav Agarwal (Plot No.4) are clear, marketable and without any encumbrances.

1) Owner of Land (Plot No.3) – Shri Kunal Agarwal

Plot No. 3, Kh. No.25/5, P.S.K. 7, City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur.

2) Owner of Land (Plot No.4) – Shri Gaurav Agarwal

Plot No. 4, Kh. No. 25/5, P.S.K. 7, City Survey No. 19, Sheet No. 23 of Mouza Hazaripahad, Nagpur.

4) The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause (1) are Annexed.

Ashish Mehadia
Advocate

Date: 19.02.2022

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FORMAT A
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To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

1) ALL THAT PIECE AND PARCEL OF Land containing by admeasurement 1.20 Hectares (i.e. 3.00 Acres) being Eastern Portion of land bearing Kh.No.25 of Mouza Hazaripahad, P.S.K. 7 having total area of 4.68 Hectares, Rental Rs.17.75 yearly held in Occ. Class II Rights, situated at Hazaripahad, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur originally belonged to Smt. Vidyawati Vilayatiram Agarwal having purchased the same by her from Shri Sewakram Kewalram Hiranwar, Smt. Ramlibai Nandulal Hiranwar, Smt. Kalabai Chandanlal Siriya and Smt. Yashodabai Meghraj Siriya by Sale Deed Dt. 30.06.1982 registered at the office of Sub-Registrar, Nagpur in Book No.1 at Sr.No.1404 on 16.12.1982 is now identified as Kh. No. 25/5, having Rental Rs. 6.05 Yearly, City Survey No.19, Sheet No. 23 of Mouza Hazaripahad, Nagpur.

2) Smt. Vidyawati Vilayatiram Agarwal executed her last Will and Testament on 29.09.1997 and thereby she bequeathed the aforesaid entire property to her daughter in law Smt. Pravesh Ashok Kumar Agarwal absolutely forever with heritable and transferable rights therein and the said Will is duly registered at the office of the Sub-Registrar, Mumbai in Book No. 3 at Sr. No. 3390 on 30.09.1997.

3) Smt. Vidyawati Vilayatiram Agarwal having left for heavenly abode on 21.09.2003 and consequent to her demise her daughter in law Smt. Pravesh Ashok Kumar Agarwal became an exclusive, absolute and full owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid Will Dt. 30.09.1997.

4) The aforesaid land was held in Occ. Class II rights and the same has been converted to Occ. Class I rights in terms of the Order Dt. 21.11.2006 passed by Dy. Collector, Nagpur in Rev. Case No. 31/LND-18/06-07.

5) Nagpur Improvement Trust has regularized Plot No. 3 area 1213.2820 Sq. Mts. in

terms of Permit Dt. 03.10.2015 under the provisions of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act' 2001.

6) Smt. Pravesh Ashok Kumar Agarwal in terms of registered Gift Deed Dt. 21.05.2015 Registered at Sr. No. 1796/2015 in the office of Sub-Registrar – 8, Nagpur gifted Plot No.3 admeasuring 1213.290 Sq. Mts., Kh. No. 25/5, P.S.K. 7 City Survey No. 19, Sheet No. 23 of Mouza Hazaripahad, Nagpur, to her son Shri. Kunal Ashok Kumar Agarwal.

7) Plot No. 3 was converted into Non-agricultural in terms of the Order No. 0546/N.A.P.34/2019-20 Dt. 04.09.2019 passed by Additional Tehsildar, N.A. Tax No. 5, Nagpur.

8) Nagpur Improvement Trust has regularized Plot No. 4 area 1220.9960 Sq. Mts. in terms of Permit Dt. 29.09.2015 under the provisions of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act' 2001.

9) Smt. Pravesh Ashok Kumar Agarwal in terms of registered Gift Deed Dt. 21.05.2015 Registered at Sr. No. 1794/2015 in the office of Sub-Registrar – 8, Nagpur gifted Plot No.4 admeasuring 1221.00 Sq. Mts., Kh. No. 25/5, P.S.K. 7 City Survey No. 19, Sheet No. 23 of Mouza Hazaripahad, Nagpur, to her son Shri. Gaurav Ashok Kumar Agarwal.

10) Plot No. 4 was converted into Non-agricultural in terms of the Order No. 0549/N.A.P.34/2019-20 Dt. 04.09.2019 passed by Additional Tehsildar, N.A. Tax No. 5, Nagpur.

11) Name of Smt. Pravesh Agarwal was mutated in 7/12 Extract vide Mutation Entry No.325 Dt.28.08.2006.

12) The names of present owners have duly mutated in the Aakhiv Patrika against Mutation Entry Nos.6142 Dt.29.11.2019 (Shri Kunal Agarwal - Plot No.3) & Mutation Entry No.6138 Dt.29.11.2019 (Shri Gaurav Agarwal – Plot No.4).

13) I have search for 30 years from the year 1992 to 18.02.2022 in the office of Sub-Registrar – 1, Nagpur, however I have not come across any adverse entry, whereby the title of the present owners is affected in any manner and thus the present owners are having clear and marketable title.

14) Any other relevant title : No.

15) Litigation if any : No.

19/2/2022

Ashish Mehadia
Advocate.

264/0

इतर पावती

Original/Duplicate

Thursday,17 February 2022 6:54 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2529 दिनांक: 17/02/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. आशिष मेहाडीया

वर्णन शोध अर्ज क्र. 1045/2022, मौजा - हजारीपहाड, खसरा क्र. 25/5, मिटी सर्व्हे क्र. 19, प्लॉट क्र. 3 व 4, शिट क्र. 23, शोध सन 1993 ते 2022

शोध व निरीक्षणे	रु. 1500.00
एकूण:	रु. 1500.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013263050202122E दिनांक: 17/02/2022

बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, सर्वे-२
नागपूर शहर क्र.१