

HARSHAL GHUMDE

Advocate

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FORMAT-A

Date:- 19th November 2021

To,

MahaRERA

LEGAL TITLE REPORT

Sub : Title Clearance certificate with respect to the ALL that piece and parcel of the
AGRICULTURAL LAND BEARING KHASRA NO.76/B, ADMEASURING 1.54
H.R., Land Revenue Rs.2.00, Occupancy Class-I, Khata No.4, MOUZA
WAGDARA, P.H. No.46, Tahsil Hingna, District Nagpur, bounded as under:

TO THE EAST	:	Khasra No.77
TO THE WEST	:	Khasra No.75/1 & 75/B/2
TO THE NORTH	:	Khasra No.75
TO THE SOUTH	:	Khasra No.65/2 & 65/3

Sir,

- 1) I have investigated the title of the said land on the request of M/s Saraswa Infra through its partner Smt. Sheetal Prafulla Khiwasara and the following documents i.e:-

A) Description of Property:-

KHASRA NO.76/B, ADMEASURING 1.54 H.R., Land Revenue Rs.2.00,
Occupancy Class-I, Khata No.4, MOUZA WAGDARA, P.H. No.46, Tahsil Hingna,
District Nagpur, bounded as under:

TO THE EAST	:	Khasra No.77
TO THE WEST	:	Khasra No.75/1 & 75/B/2



TO THE NORTH : Khasra No.75
TO THE SOUTH : Khasra No.65/2 & 65/3

B) The documents of allotment of Land:-

Sr. No.	Nature of Document	Number, Date and Year	Whether original / certified copy/ registration copy
1	Sale Deed	Serial No. 6765 dated 3.12.2020	Original
2	Sale Deed	Serial No. 2421 dated 28.04.1981	Original
3	Village Form No. 8-A	2.09.2021	Digital
4	7/12	6.05.2021	Digital

C) 7/12 extract

Sr No	Nature of Document	Number, Date and Year	Mutation Entry No.
1	7/12	6.05.2021	8628 dt. 06.05.2021

D) I have gone through the documents in relation to the aforesaid property and had already applied for taking the necessary search of the registration record maintained by the Sub Registrar, Nagpur from the year 1991 to 2021 vide receipt no. MH008957315202122U dated 19.11.2021.

2) On perusal of above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Saraswa Infra through its partner Smt. Sheetal Prafulla Khiwasara is clear, marketable and without any encumbrances.

Owner of Land at **KHASRA NO.76/B, ADMEASURING 1.54 H.R.**, Land Revenue Rs.2.00, Occupancy Class-I, Khata No.4, **MOUZA WAGDARA**, P.H. No.46, Tahsil Hingna, District Nagpur

M/s Saraswa Infra (through its partner Smt. Sheetal Prafulla Khiwasara)

3) The project reflecting the flow of the title of the M/s Saraswa Infra (through its partner Smt. Sheetal Prafulla Khiwasara) on the said land is enclosed herewith as annexure.

Date: 19/11/2021
Encl: Annexure

(Harshal Ghumde)
Advocate



HARSHAL GHUMDE

Advocate

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e-mail : harshal.ghumde@rediffmail.com
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FLOW OF THE TITLE OF THE SAID LAND

- 1) From the aforesaid verification of the documents, it is seen that ALL that piece and parcel of the **AGRICULTURAL LAND BEARING KHASRA NO.76, ADMEASURING 3.08 H.R.**, Land Revenue Rs.4.00, Occupancy Class-I, Khata No.4, **MOUZA WAGDARA**, P.H. No.46, Tahsil Hingna, District Nagpur was owned by Mr. Laxman Fating.
- 2) It is seen that Mr. Laxman Fating transferred ALL that piece and parcel of the **AGRICULTURAL LAND BEARING KHASRA NO.76, ADMEASURING 3.08 H.R.**, Land Revenue Rs.4.00, Occupancy Class-I, Khata No.4, **MOUZA WAGDARA**, P.H. No.46, Tahsil Hingna, District Nagpur in favour of Mrs. Laxmibai Tiwaskar and Mrs. Asha Tiwaskar by virtue of the Sale Deed dated 28.4.1981, executed and registered at Sr. No.2421, with the Sub Registrar, Nagpur.
- 3) It is further seen as per ferfar no. 27 it is seen that as per mutual partition Mrs. Asha Tiwaskar became the owner of ALL that piece and parcel of the **AGRICULTURAL LAND BEARING KHASRA NO.76/B, ADMEASURING 1.54 H.R.**, Land Revenue Rs.2.00, Occupancy Class-I, Khata No.4, **MOUZA WAGDARA**, P.H. No.46, Tahsil Hingna, District Nagpur. It is seen that Mrs. Asha Tiwaskar transferred ALL that piece and parcel of the **AGRICULTURAL LAND BEARING KHASRA NO.76/B, ADMEASURING 1.54 H.R.**, Land Revenue Rs.2.00, Occupancy Class-I, Khata No.4, **MOUZA WAGDARA**, P.H. No.46, Tahsil Hingna, District Nagpur in favour of **M/S. SARASWA INFRA, Partnership firm formed under The Indian Partnership Act-1932 (PAN AEHFS0321P)** Through its Authorized Partner –**SMT. SHEETAL W/O PRAFULLA KHIVSARA** by way of sale deed dated 3.12.2020 which is duly registered before the Sub Registrar, Hingna at serial no. 6765



- 4) It is seen that the name of **M/S. SARASWA INFRA, Partnership firm formed under The Indian Partnership Act-1932 (PAN AEHFS0321P)** Through its Authorized Partner **-SMT. SHEETAL W/O PRAFULLA KHIVSARA** is duly mutated in the 7/12 extracts and other government records
- 5) However, only entry of the registration of the documents can be verified from the Token registrar / day book. As per procedure adopted in the office of the Sub Registrar only name of the purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register / day book. In Nagpur Encumbrances certificate is not issued by the Sub Registrar offices. In view of abovementioned reasons, unavailable records, non-availability of on line and computerized search, concurrent jurisdiction of the Sub Registrar office, It is necessary to obtain affidavit from **M/S. SARASWA INFRA, Partnership firm formed under The Indian Partnership Act-1932 (PAN AEHFS0321P)** Through its Authorized Partner **-SMT. SHEETAL W/O PRAFULLA KHIVSARA** in relation to non-execution of any type of the document / mentioning no transaction of any kind has taken place in respect of the property at any of the Sub Registrar office, Hingna or any other place till this date etc. and also no availed loan facility from other bank and no litigation till date.
- 6) From the aforesaid search it is seen that **M/S. SARASWA INFRA, Partnership firm formed under The Indian Partnership Act-1932 (PAN AEHFS0321P)** Through its Authorized Partner **-SMT. SHEETAL W/O PRAFULLA KHIVSARA** is the owner of ALL that piece and parcel of the **AGRICULTURAL LAND BEARING KHASRA NO.76/B, ADMEASURING 1.54 H.R., Land Revenue Rs.2.00, Occupancy Class-I, Khata No.4, MOUZA WAGDARA, P.H. No.46, Tahsil Hingna, District Nagpur** and has acquire the right, title and interest therein.

The entire documents handed over to me for the purposes of search are being returned herewith.

Place : Nagpur
Date : 19.11.2021


(Signature of Advocate)

HARSHAL GHUMDE

ENCLOSURE:- SEARCH RECEIPT NO. MH008957315202122U dated 19.11.2021
1/A-3, Vrindavan Apartments,
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Chitrakoot, Nagpur
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