SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2122-0934

FORMAT - A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as **"KANIKA"** on ALL THAT Piece and parcel of land bearing Survey / Khasra / Gut No. 241 of MOUZA – JAMTHA, P.S.K. 42 having an area of 0.70 Hectares, Rental Rs. 2.50 Yearly, held in Class – 1 Rights, situated at Village – JAMTHA in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of **SHRI. SURESH SHREEMOHAN BAJORIA**, Resident of 4-2/3, Jagat Plaza, Law College Square, Amravati Road, Shankar Nagar, Nagpur-10, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and parcel of land bearing Survey / Khasra / Gut No. 241 of MOUZA – JAMTHA, P.S.K. 42 having an area of 0.70 Hectares, Rental Rs. 2.50 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – JAMTHA in Tahsil – Nagpur (Rural) and District – NAGPUR.

SANDEEP SHASTRI NAGPUR ADVOCATE

ii) The Document of Ownership of land bearing Khasra No. 241.

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Sale Deed of Kh. No. 241, dated 20-04-1993.

(c) Sale Deed of Kh. No. 241, dated 13-12-2009 of Shri. Deepak Mangaldas Chadda.

(d) Sale Deed of Kh. No. 241, dated 20-09-2010 of M/s Grace Realities (India) Private Limited and Shri. Kishan Indrechand Agrawal.

(e) Sale Deed of Kh. No. 241, dated 08-01-2022 of Shri. Suresh Shrimohan Bajoriya.

iii) Search report for 30 years from 1990 to 2022.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and parcel of land bearing Survey / Khasra / Gut No. 241 of MOUZA – JAMTHA, P.S.K. 42 having an area of 0.70 Hectares, Rental Rs. 2.50 Yearly, held in Class – 1 Rights, situated at Village – JAMTHA in Tahsil – Nagpur (Rural) and District – NAGPUR.	**SHRI. SURESH SHREEMOHAN BAJORIYA**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **SHRI. SURESH SHREEMOHAN BAJORIYA** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **SHRI. SURESH SHREEMOHAN BAJORIYA,** on the said land is enclosed herewith as annexure.

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Encl : Annexure
Date: 04-03-2022

(SANDEEP SHASTRI)
Advocate

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of **SHRI. SUREH SHREEMOHAN BAJORIYA**, is recorded in the 7/12 Extract issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THAT Piece and parcel of Agricultural land bearing Survey / Khasra / Gut No. 241 of MOUZA – JAMTHA, P.S.K. 42 having an area of 0.70 Hectares, Rental Rs. 2.50 Yearly, held in Class – 1 Rights, situated at Village – JAMTHA in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Retainable land bearing Khasra No. 241 reveal that vide Mutation / Ferfar Entry No. 5967 dated 28-02-2022 in the name of **SHRI. SUREH SHREEMOHAN BAJORIYA,** is recorded as Owner of the said land.

3} Search report for 30 years from 1990 to 2022 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and parcel of Agricultural land bearing Survey / Khasra / Gut No. 241 of MOUZA – JAMTHA, P.S.K. 42 having an area of 0.70 Hectors, Rental Rs. 2.50 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – JAMTHA in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Parasram Kothiram Meshram, being his self acquired property having purchased the same by him from Shri. Tulshiram Kothiram Mehsram, by a Sale Deed Dated 20-04-1993, which is duly Registered at the office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 1303 on even date and the same is also accordingly mutated in his name in Revenue Records vide Ferfar Entry No. 166 dated 18-09-1995.



(ii) THAT, considering the application of the said Owner, the Sub-Divisional Officer, Nagpur held in Class-2 to Class-1 rights by his Order Dated 02-02-2009 passed in Case No. 443/LND-18/2008-2009.

(iii) THAT, the aforesaid Shri. Parasram Kothiram Meshram left for heavenly abode on 08-11-2005 consequent upon the said property comprising Kh. No. 241 devolved upon his 2 sons namely Shri. Kishor Parasram Meshram and Shri. Ramchandra Parasram Meshram and 2 daughters namely Mrs. Nanda Shankar Kawale and Mrs. Rekha Harichandra Kadhe, by way of intestate succession, being the only legal heirs of the deceased.

(iv) THAT, the aforesaid Shri. Kishor Parasram Meshram, Shri. Ramchandra Parasram Meshram, Mrs. Nanda Shankar Kawale and Mrs. Rekha Harichandra Kadhe lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Survey / Khasra / Gut No. 241 of MOUZA - JAMTHA, P.S.K. 42 having an area of 0.70 Hectares, Rental Rs. 2.50 Yearly, held in Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - JAMTHA in Tahsil - Nagpur (Rural) and District - NAGPUR. Alongwith adjacent land bearing Kh. No. 240 by way of Sale to Shri. Deepak Mangaldas Chaddha, by a Sale Deed Dated 31-12-2009, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2197 on 22-04-2010.

(v) THAT, the aforesaid Shri. Deepak Mangaldas Chaddha lateron transferred the aforesaid entire property comprising Survey / Khasra / Gut No. 241 by way of Sale to (1) M/s. Grace Realities (India) Private Limited and (2) Shri. Kishan Inderchand Agrawal, by a Sale Deed Dated 20-09-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5943 on even date and the same is also accordingly mutated in their names in Revenue Records vide Ferfar Entry No 3360 dated 19-12-2017.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(vi) THAT, the aforesaid (1) M/s. Grace Realities (India) Private Limited and (2) Shri. Kishan Inderchand Agrawal, lateron transferred the aforesaid entire property comprising Survey / Khasra / Gut No. 241 by way of Sale to Shri. Suresh Shreemohan Bajoriya, by a Sale deed dated 08-01-2022, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 163 on 10-01-2022 and the same is also accordingly mutated in his name in Revenue Records vide Ferfar Entry No. 5967 dated 28-02-2022.

(vii) THAT, it is informed that the Original Sale Deed dated 22-04-2010 bearing Sr. No. 2197/2010 and Sale Deed of erstwhile owners dated 20-04-1993 bearing Sr. No. 1303/1993 are lost/misplaced. Acordingly said Shri. Kisan Inderchand Agrawal has lodged a Police Complaint with Police Station Sitabuldi on 21-10-2021.

(viii) THAT, the aforesaid Shri. Suresh Shreemohan Bajoriya, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as **"KANIKA".**

(ix) THAT, purpose of verification of title, the following documents relating to said property are provided to us:-

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Sale Deed of Kh. No. 241, dated 20-04-1993.

(c) Sale Deed of Kh. No. 241, dated 13-12-2009 of Shri. Deepak Mangaldas Chadda.

(d) Sale Deed of Kh. No. 241, dated 20-09-2010 of M/s Grace Realities (India) Private Limited and Shri. Kishan Indrechand Agrawal.

(e) Sale Deed of Kh. No. 241, dated 08-01-2022 of Shri. Suresh Shrimohan Bajoriya.

(x) THAT, all the aforesaid documents produced by **SHRI. SURESH SHREEMOHAN BAJORIYA**, to me for security and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. It is informed that the Original Sale Deed dated 22-04-2010 bearing

SANDEEP SHASTRI NAGPUR ADVOCATE

Sr. No. 2197/2010 and Sale Deed of erstwhile owners dated 20-04-1993 bearing Sr. No. 1303/1993 are lost/misplaced. Acordingly the said Shri. Kisan Inderchand Agrawal has lodged a Police Complaint with Police Station Sitabuldi on 21-10-2021. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.

(xi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 241 MOUZA : JAMTHA, NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1990 to 2022) by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH013609919202122E dated 25-02-2022 i.e. for a period of 1990 to 2001 and GRN No. MH008959569202122E dated 19-11-2021 i.e. for a period of 2002 to 2021 and GRN No. MH013635170202122E dated 24-02-2022 i.e. for a period of 2021 to 2022. The receipts of the same are enclosed herewith.

(xii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title:- N.A.

5} Litigations if any:- N. A.

Date: 04-03-2022

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE