

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
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Format A (Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 81/2**, situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Kh No. 81/2** Layout Known as "MAULI NAGAR-14 SECTOR -B")

I have investigated the title of the said plot on the request of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** and following documents i.e.:

1) Description of the property.

All that piece and parcel of Agricultural land admeasuring about 1.99 Hec. R., being a Southern Portion out of land bearing **Kh. No. 81/2** in all admeasuring 3.63 Hec.R. situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

East	:	Land bearing Kh. No. 80
West	:	24 Mt. purpose DP Road and Land bearing Kh. No. 82
North	:	Remaining portion of land bearing Kh. No. 81 retained by M/s. Vidharbha Infrastructure Pvt. Ltd. and Kh. No. 78/2
South	:	Land bearing Kh. No. 84/2.

Upon it a layout known and styled as "**MAULI NAGAR-14 SECTOR -B**"

2) i) Copy of Registered Sale Deed executed by M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director **Shri. C. Shrikanth S/o. C. L. Rajam** in favour of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal**, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 11489, dated 17/09/2021.

3) Copy of 7/12 extract of Kh. No. 81/2 issued in the name of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** dated 28/02/2022.

4) Search report for 30 years from 11/04/1992 till 11/04/2022

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 **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** is clear, marketable and without any encumbrances.

Owners of the land

- Luvkush Corporation Private Limited** - Kh No. 81/2, admeasuring about 1.99 Hec. R.
- I am of the opinion that **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** is the legal owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** on the said land is enclosed herewith as annexure

Encl : Annexure.



(Signature)
Sahil M. Bhangde
Advocate.

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

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. Originally, All that piece and parcel of land bearing Kh. No. 60/1, 63/1 and 63/2 in all admeasuring about 45.67 Acres, Situated at Mouza – Jamtha, P.H. No. 42, in Tahsil Nagpur (Rural) District Nagpur was owned and possessed by Shri. Ganpati Zibal Hinge, and he had left for heavenly abode on 05/12/1976 and his wife Smt. Sakubai Wd/o Ganpati Hinge expired on 29/06/1992 and leaving behind his legal heirs namely 1) Shri. Kashinath Ganpati Hinge 2) Shri. Nanu Ganpati Hinge 3) Shri. Dumiya @ Dada Ganpati Hinge 4) Shri. Hemraj Ganpati Hinge and daughters 1) Smt. Laxmibai Natthuji Chinchulkar 2) Smt. Sonabai Rambhai Sawarkar 3) Smt. Umabai Vitthalrao Bawankar became the Joint owners of the said property by virtue of the Intestate Succession as per the provision of Hindu Succession Act and their names were duly mutated in Revenue Records as an owner thereof of the said land vide Fefar No. 355 as the legal heirs of late Shri. Ganpati Zibal Hinge as per the records of Adhikar Abhilekh Panji prepared U/s. 115 of Madhya Pradesh land Revenue Code 1954.
- B. That under the consolidation Proceedings held in the year 1979-1980, the (Old) Kh. No. 60/1 was renumbered as (New) Kh. No. 81, admeasuring about 3.63 Hec.R.
- C. That thereafter the aforesaid Co-owners, i.e. 1) Shri. Kashinath Ganpati Hinge 2) Shri. Nanu Ganpati Hinge 3) Shri. Dumiya @ Dada Ganpati Hinge 4) Shri. Hemraj Ganpati Hinge, 5) Smt. Laxmibai Natthuji Chinchurkar, 6) Smt. Sonabai Rambhai Sawarkar and 7) Smt. Umabai Vitthalrao Bawankar (as an owners) and Shri. Dattatraya Wasudeo Kashikar (as a Consensor) had sold the Agricultural land bearing Kh. No. 81 admeasuring about 3.63 H.R. of Mouza – Jamtha to M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Shrikanth S/o. C. L. Rajam, by executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) No.10, at Sr. No.7247, dated 08/11/2004.
- D. That thereafter the aforesaid Owner, i.e. M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Shrikanth S/o. C. L. Rajam had sold the Agricultural land bearing Kh. No. 81 admeasuring about 3.63 H.R. of Mouza – Jamtha to Shri. Chitti Venkata Surya Prabhakar Rao S/o. Sitaraman Sharma, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 352, dated 12/01/2007.
- E. That the aforesaid Owner, Shri. Chitti Venkata Surya Prabhakar Rao S/o. Sitaraman Sharma had entered into and Agreement of Development with M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam in respect of Kh. No. 81 and Kh. No. 84/1 of Mouza – Jamtha, by way of executing a Registered Agreement of Development, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 1787, dated 22/03/2007 and Shri. Chitti Venkata Surya Prabhakar Rao S/o. Sitaraman Sharma had also constituted and appointed to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam as his Lawful attorney by way of executing a Registered Irrevocable General Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 1788, dated 22/03/2007.
- F. That later on 11/01/2021 the aforesaid Owner i.e. Shri. Chitti Venkata Surya Prabhakar Rao S/o. Sitaraman Sharma acting through his POA holder M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam had sold the said Agricultural land bearing Kh. No. 81 admeasuring about 3.63 H.R. of Mouza – Jamtha to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 681, dated 11/01/2021.
- G. That thereafter the aforesaid owner i.e. M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Shrikanth S/o. C. L. Rajam had sold the schedule Agricultural land admeasuring about 1.99 Hec.R.



being Southern Portion out of total land bearing Kh. No. 81 in all admeasuring about 3.63 H.R. of Mouza Jamtha to Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal, by executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 11489, dated 17/09/2021. That the aforesaid southern portion of land admeasuring about 1.99 Hec.R. is now Renumbered as New Kh. No. 81/2 and entry of the same is also reflected in revenue records.

- H. That by virtue of aforesaid transactions, **Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal**, became the sole and absolute owner of the schedule property and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.
- I. That the aforesaid Owner i.e. Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal had decided to develop the schedule Agricultural land admeasuring about 1.99 Hec. R., being a Southern Portion out of land bearing **Kh. No. 81/2** in all admeasuring 3.63 Hec.R. situated at **Mouza – Jamtha**, P.H. No. 42, by demarcating a residential layout upon schedule land to be Known and Styled as **“MAULI NAGAR- 14 – SECTOR - B”** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- J. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land admeasuring about 1.99 Hec. R., being a Southern Portion out of land bearing **Kh. No. 81/2** in all admeasuring 3.63 Hec.R. situated at **Mouza – Jamtha**, P.H. No. 42, to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur
- K. I am of the opinion that **Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal** is the legal owners of land bearing All that piece and parcel of Agricultural land admeasuring about 1.99 Hec. R., being a Southern Portion out of land bearing **Kh. No. 81/2** in all admeasuring 3.63 Hec.R. situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH000449366202223E dated 12/04/2022 dated 12/04/2022.**

- 1) 77/12 extract of Kh No. 81/2 issued in the name of Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal dated 28/02/2022
- 2) Mutation Entry No – Ferfar Entry No. 6163
- 3) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
- 4) Any other relevant title. – No
- 5) Litigations if any. - No

Nagpur:

Dated : 12/04/2022



(Sahil M. Bhangde)

Advocate