RITESH C. MAHENDRA
ADVOCATE
PLOT NO. O-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

"श्री"

Format A

(Circular No :- 28/2021)

To

Maha RERA,

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural Land, having an area of Northern Portion admeasuring 1.21 Hectors (OR 3.00 Acres) out of the total area of 1.75 Hectors (OR 4.32 Acres) of **Khasra No. 139/2** of **MOUZA – VELA (HARISHCHANDRA)**, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title on the request of **SHREE SAI MANI LAND DEVELOPERS**, A Partnership Firm, having its Office at Shop No. 2/3, Ratan Arcade, Omkar Nagar Road, Revati Nagar, Besa, Nagpur, Tahsil – Nagpur Rural & District – NAGPUR, Acting through its **Partners - (1) Shri. Vishal Anilrao Wadibhasme**, Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, **(2) Mrs. Sujata Vishal Wadibhasme**, Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, **(3) Shri. Ravi Shridhar Sawarkar**, Resident of 107, Shankar Nagar, Nagpur, **(4) Mrs. Roshani Ravi Sawarkar**, Resident of 107, Shankar Nagar, Nagpur, **(5) Shri. Vinodkumar Bidrichand Jain**, Resident of Wardhaman Nagar, Nagpur & **(6) Shri. Mohankumar Bidrichand Jain**, Resident of Wardhaman Nagar, Nagpur and the following documents i.e. :

(1) **Description of the Property** :

ALL THAT Piece and Parcel of Agricultural Land, having an area of Northern Portion admeasuring 1.21 Hectors (OR 3.00 Acres) out of the total area of 1.75 Hectors (OR 4.32 Acres) of Khasra No. 139/2 of MOUZA – VELA (HARISHCHANDRA), TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR.

(2) The **Documents of allotment of said property** :

(i) Photocopy of Sale Deed Dated 20/09/2021, which is duly registered in the office of the Joint Sub Registrar

Nagpur Rural-10, in Book No. 1, at Sr. No. 12555 on even date.

(3) 7/12 Extract issued by the Patwari Dated 28/01/2021, Mutation Entry No. 2878.

(4) Search Report for 30 Years i.e. from 1992 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 **SHREE SAI MANI LAND DEVELOPERS**, A Partnership Firm, having its Office at Shop No. 2/3, Ratan Arcade, Omkar Nagar Road, Revati Nagar, Besa, Nagpur, Tahsil – Nagpur Rural & District – NAGPUR, Acting through its **Partners - (1) Shri. Vishal Anilrao Wadibhasme**, Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, **(2) Mrs. Sujata Vishal Wadibhasme**, Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, **(3) Shri. Ravi Shridhar Sawarkar**, Resident of 107, Shankar Nagar, Nagpur, **(4) Mrs. Roshani Ravi Sawarkar**, Resident of 107, Shankar Nagar, Nagpur, **(5) Shri. Vinodkumar Bidrichand Jain**, Resident of Wardhaman Nagar, Nagpur & **(6) Shri. Mohankumar Bidrichand Jain**, Resident of Wardhaman Nagar, Nagpur is clear, marketable and without any encumbrances.

Owners of the Land:-

SHREE SAI MANI LAND DEVELOPERS, Acting through its Partners –

(1) Shri. Vishal Anilrao Wadibhasme,	**C.S. No. 139/2**
(2) Mrs. Sujata Vishal Wadibhasme,	**C.S. No. 139/2**
(3) Shri. Ravi Shridhar Sawarkar,	**C.S. No. 139/2**
(4) Mrs. Roshani Ravi Sawarkar,	**C.S. No. 139/2**
(5) Shri. Vinodkumar Bidrichand Jain &	**C.S. No. 139/2**
(6) Shri. Mohankumar Bidrichand Jain.	**C.S. No. 139/2**

(3) The report reflecting the flow of the title of the said **SHREE SAI MANI LAND DEVELOPERS** Acting through its **Partners - (1) Shri. Vishal Anilrao Wadibhasme, (2) Mrs. Sujata Vishal Wadibhasme, (3) Shri. Ravi Shridhar Sawarkar, (4) Mrs. Roshani Ravi Sawarkar, (5) Shri. Vinodkumar Bidrichand Jain & (6) Shri. Mohankumar Bidrichand Jain** on the said land is enclosed herewith as Annexure.

Encl : Annexure.

PLACE : NAGPUR

Date :- 6/02/2022

Ritesh C. Mahendra
ADVOCATE

ANNEXURE-A

FLOW OF THE TITLE OF THE SAID LAND

(1) 7/12 Extract of the said property issued by the Patwari Dated 28/01/2021.

(2) Search report for 30 Years from 1992 to 2022. 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 (following owner) is clear and marketable.

(1) DESCRIPTION OF THE PROPERTY :

ALL THAT Piece and Parcel of Agricultural Land, having an area of Northern Portion admeasuring 1.21 Hectors (OR 3.00 Acres) out of the total area of 1.75 Hectors (OR 4.32 Acres) of Khasra No. 139/2 of MOUZA – VELA (HARISHCHANDRA), TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR and bounded as under :-

ON THE EAST	-	**BY GOVT. PANDHAN.**
ON THE WEST	-	**BY KH. NO. 140.**
ON THE NORTH	-	**BY KH. NOS. 145 & 144.**

ON THE SOUTH - BY REMAINING LAND OF THIS KH. NO. 139/2 & THEREAFTER KH. NO. 138.

(2) THAT, the following documents are provided to me for the purpose of verification of title :-

(a) Copy of Sale Deed Dated 20/09/2021, which is duly registered in the office of the Joint Sub Registrar Nagpur Rural-10, in Book No. 1, at Sr. No. 12555 on even date.

(b) Copy of 7/12 Extract of the said property.

(c) Copy of Layout sanctioned Plan duly sanctioned and approved by Executive Engineer-1 & Assistant Engineer of the Nagpur Metropolitan Region Development Authority, bearing No. Executive Engineer(N.M.R.D.A.)/6515, Dated 13/01/2022.

Owners/Developers of ALL THAT Piece and Parcel of Agricultural Land, having an area of Northern Portion admeasuring 1.21 Hectors (OR 3.00 Acres) out of the total area of 1.75 Hectors (OR 4.32 Acres) of Khasra No. 139/2 of MOUZA – VELA (HARISHCHANDRA), TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR are **SHREE SAI MANI LAND**

DEVELOPERS, Acting through its Partners – (1) Shri. Vishal Anilrao Wadibhasme, (2) Mrs. Sujata Vishal Wadibhasme, (3) Shri. Ravi Shridhar Sawarkar, (4) Mrs. Roshani Ravi Sawarkar, (5) Shri. Vinodkumar Bidrichand Jain & (6) Shri. Mohankumar Bidrichand Jain.

(3) TITLE HISTORY OF PROPERTY :

THAT ALL THAT Piece and Parcel of Agricultural Land, having the total area of 1.75 Hectors (OR 4.32 Acres) of Khasra No. 139/2 of MOUZA – VELA (HARISHCHANDRA), TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR, belonged to (1) Shri. Suresh Wasudeorao Panurkar, (2) Mrs. Malti Amrutrao Yeulkar, (3) Mrs. Rajani Girish Gatfane, (4) Mrs. Mangala Shridhar Gadge, (5) Smt. Vidya Vinayak Panurkar, (6) Shri. Yogesh Vinayak Panurkar, (7) Shri. Rajesh Vinayak Panurkar & (8) Mrs. Neha Nitin Naik, being their ancestral property, having acquired the same by them by way of intestate succession and the said property was accordingly mutated in their joint names in all relevant records as also in the 7/12 Extract.

THAT thereafter, the aforesaid Shri. Suresh Wasudeorao Panurkar & 7 others have jointly sold/transferred a Piece of land having 1.21 Hectors comprising the Northern Portion of Kh. No. 139/2 of Mouza – Vela Harishchandra to **SHREE SAI MANI LAND**

DEVELOPERS by way of Sale Deed Dated 20/09/2021, which is duly registered in the office of the Joint Sub Registrar Nagpur Rural-10, in Book No. 1, at Sr. No. 12555 on even date. The said Shri. Suresh Wasudeorao Panurkar & 7 others have jointly retained remaining 0.54 Hectors comprising the Southern Portion of Kh. No. 139/2 for their exclusive use and occupation.

THAT as a result therefore Shree Sai Mani Land Developers, Acting through its Partners - (1) Shri. Vishal Anilrao Wadibhasme, (2) Mrs. Sujata Vishal Wadibhasme, (3) Shri. Ravi Shridhar Sawarkar, (4) Mrs. Roshani Ravi Sawarkar, (5) Shri. Vinodkumar Bidrichand Jain & (6) Shri. Mohankumar Bidrichand Jain has now become an exclusive, absolute and full Owner of the Northern Portion of the said Kh. No. 139/2 of Mouza – Vela Harishchandra with heritable and transferable rights therein and the same is also duly mutated in its name in all relevant records.

THAT the said Shree Sai Mani Land Developers lateron decided to develop the aforesaid land (i.e. Kh. No. 139/2 containing by admeasurements 1.21 Hectors) into a Layout by carving out various Residential Plots of different sizes therein.

THAT the said Shree Sai Mani Land Developers has accordingly prepared a Layout of the said land by carving out various Residential Plots of different sizes therein and the same is duly sanctioned and approved by Executive Engineer-1 & Assistant Engineer of the Nagpur Metropolitan Region Development

Authority, bearing No. Executive Engineer(N.M.R.D.A.)/6515, Dated 13/01/2022.

THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner/Developer Shree Sai Mani Land Developers, Acting through its Partners - (1) Shri. Vishal Anilrao Wadibhasme, (2) Mrs. Sujata Vishal Wadibhasme, (3) Shri. Ravi Shridhar Sawarkar, (4) Mrs. Roshani Ravi Sawarkar, (5) Shri. Vinodkumar Bidrichand Jain & (6) Shri. Mohankumar Bidrichand Jain holds a good, valid and marketable title in respect of the said property and they have full right and authority to develop the said land and sell out the Plots hereon.

THAT, naturally therefore any prospective buyer(s) who desires to purchase Plots on the said ALL THAT Piece and Parcel of Agricultural Land, having an area of Northern Portion admeasuring 1.21 Hectors (OR 3.00 Acres) out of the total area of 1.75 Hectors (OR 4.32 Acres) of Khasra No. 139/2 of MOUZA – VELA (HARISHCHANDRA), TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Vela Harishchandra, in Tahsil – Nagpur Rural & District – NAGPUR and known and styled as "Shree Sai Mani Nagari" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners.

(4) Any other relevant title :- N.A.

(5) There is No Litigation/Pending Litigation against the aforesaid property as on today.

PLACE : NAGPUR

DATED : 6/02/2022

Ritesh C. Mahendra
ADVOCATE