

"हरी ओम"



ADV KAUSHIK A. PUJARI (B.A., L.L.B.)
(Proprietor of ADV KAUSHIK PUJARI AND ASSOCIATES)

-: LAW FIRM :-

Office Address :- Flat No.12 on Third Floor "Vidyanand Apartment",
Near MSEB Office, Near Triangular Garden, Ambazari,
Hill Top Main Road, Nagpur

Contact Number :-7387155511, Office Number :-7219871524
Email ID :-kaushik.pujari@Gmail.com

Date: 12/04/2022

FORMAT-A

(Circular No. 28/2021)

To

MAHA RERA

LEGAL TITLE REPORT

Sub.-: Title Clearance Certificate with respect to All that piece and parcel of land bearing Khasra/Survey/GAT No. 38, admeasuring about 1.62 HR. Mouza- Wanadongari, Patwari Halka No 46, TOGETHERWITH a layout proposed to be carved on the said land to be known and styled as "**NARMADA VIHAR-2**" situated within the limits of the Nagar Parishad Wanadongari, Tahasil Hingna and District Nagpur. (Hereinafter/ refereed as the said LAND).

1] I have investigated the title of the said Land on the request of Mr Dilip Sakhale and Mr Ritesh Sharma (Names of the owners / Promoters/ Developers) and the following documents :-

i) Description of the Property:-

All that piece and parcel of the land containing by admeasurement 1.62 H.R. (i.e. 16200 Sq. Meters), Rental Rs. 6.13, being a portion of the entire land bearing Khasra No. 38, of Mouza Wanadongri, Patwari Halka No. 46, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "NARMADA VIHAR-2", situated at Village Wanadongri, within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur and the said entire layout is bounded as under :-

ON THE EAST	: Kh. No. 21 & 22
ON THE WEST	: Kh. No. 39
ON THE NORTH	: Kh. No. 37/A
ON THE SOUTH	: Kh. No. 40

Kaushik A Pujari
ADVOCATE
MAH/3077/2005

ii) Documents of Ownership of Present Owners :-

1. Sale Deed at Stamp Duty Rs. 660000/- Dated 11/02/2022 in the office of Sub Registrar Hingna, at Sr. No. 701 from Shri. Prabhakar Ganpatrao Sakhale with Consenter Shri. Dilip Ganapatarao Sakhale to Shri. Ritesh Radheshyam Sharma (Northern portion of the Kh. No. 38, admeasuring about 0.81 HR.)

2. 7/12 issued on dated- 05/04/2022 by Talathi in the name of Shri. Ritesh Radheshyam Sharma and Shri Dilip Ganpatrao Sakhale (Kh. No.38 Area 1.62 HR.)
3. Sanctioned Layout Plan issued by the Tahsildar to Shri. Prabhakar Ganpatrao Sakhale & Consenter Shri. Dilip Ganapatarao Sakhale for Kh. No.38, P.H. No.46 of Mouza- Wanadongari.
4. 7/12 and ferfar patrak issued on dated- 05/04/2022 by Talathi in the name of Shri. Ritesh Radheshyam Sharma (0.81 HR) and Shri Dilip Ganpatrao Sakhale (0.81 HR) (Kh. No.38 Total Area 1.62 HR.)
5. Sanctioned Layout Plan issued by the Chief Executive Office, Nagar Parishad Wanadongri to Shri. Prabhakar Ganpatrao Sakhale & Consenter Shri. Dilip Ganapatarao Sakhale for Kh. No. 38, admeasuring 16200 sqm, P.H. No.46 of Mouza- Wanadongari, Tahsil Hingna Dist Nagpur.
6. Search Report for 30 years from 1993 to 2022.
7. Memorandum of Understanding for development of Lay Out named and styled as " NARMADA VIHAR-2" between Shri Ritesh Radheshyam Sharma and Shri Dilip Ganpatrao Sakhale

2] On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title documents of (following owners) is clear, marketable, and without any encumbrances.

Owner of Khasra/ Survey/ Gat No 38 of Muaza Wanadongri, are :-

Shri. Ritesh Radheshyam Sharma (0.81 HR) AND Shri Dilip Ganpatrao Sakhale (0.81 HR)

3] The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.:- Annexure

Date: - 12/04/2022

Regards,

Kaushik A Pujari
ADVOCATE
MAH/3077-2205
Adv Kaushik A. Pujari

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ANNEXURE to FORMAT A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date of application for registration. – Available
2. Search Report for 30 years from 1993 to 2022 taken from Sub Registrar Office at Nagpur(Gramin), Nagpur.

WHEREAS all that piece and parcel of land bearing OLD Khasra No. 69, area 7.63 Acre (i.e. 3.09 H.R.), Mouza Wanadongri originally belonged to Smt. Seeta Alias Bahena Shrawan. Smt. Seeta Alias Bahena Shrawan executed **WILL DEED** in favour of Shri Maroti Ramchandra Jambuwatkar. Later on Smt. Seeta Alias Bahena Shrawan left for heavenly abode on dated 25/01/1957, after her death the said property i.e. OLD Khasra No. 69, area 7.63 Acre (i.e. 3.09 H.R.) devolved upon Shri Maroti Ramchandra Jambuwatkar (as per will deed). Later on a Dispute related to the said property i.e. **OLD Khasra No. 69, area 7.63 Acre (i.e. 3.09 H.R.)** had arose between Shri Maroti Ramchandra Jambutkar, Shri Maroti Kisan Kolhe, Shri Rajaram Kisan Kolhe and Shri Baliram Kisan Kolhe and accordingly Shri Maroti Ramchandra Jambutkar has filed a case against Shri Maroti Kisan Kolhe, Shri Rajaram Kisan Kolhe and Shri Baliram Kisan Kolhe, Case No. 448/1959. Later on Shri Maroti Ramchandra Jambutkar, Shri Maroti Kisan Kolhe, Shri Rajaram Kisan Kolhe and Shri Baliram Kisan Kolhe has filed an appeal for Compromise Decree vide appeal bo. 383 dated 30/01/1970 in front Hing Court, Bombay (Nagpur Bench) and accordingly the said court had passed an order on dated 24/03/1971 and according to order the area of 3.63 Acre of OLD GAT No. 69 (Renumbered as GAT No. 69/1) was allotted to Shri Maroti Kisan Kolhe, Shri Rajaram Kisan Kolhe and Shri Baliram Kisan Kolhe and Remaing Portion of OLD GAT No. 69 (Renumbered as 69/2), area 1.62 HR was allotted to Shri Maroti Ramchandra Jambutkar.

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WHEREAS later on in the year of 1979 i.e. on dated 24/04/1979 Shri. Maroti Ramchandra Jambuvatkar has sold the above said property i.e. **OLD Kh. No.69/2 Area 1.62 HR to Shri. Ganapatrao Shivram Sakhale** through Registered Sale Deed, which is duly registered in the office of Sub registrar Nagpur at serial no. 2041 on even date. Later on in the year of 2006 i.e. on dated 29/03/2006 Shri. Ganapatrao Shivram Sakhale has executed registered **WILL DEED** for the said property i.e. **Kh. No.69/2 (OLD) 38 (NEW) Area 1.62 HR** in favour of Shri. Dilip Ganapatarao Sakhale & Shri. Prabhakar Ganpatrao Sakhale, which is duly registwered in the office of Sub registrar Hingna at serial no. 1840 on even date.

WHEREAS later on Shri. Ganapatrao Shivram Sakhale left for heavenly abode on dated 29/09/2006 and aftwer his death the said property devolved upon his legal heir i.e. his two sons namely Shri. Dilip Ganapatarao Sakhale & Shri. Prabhakar Ganpatrao Sakhale (**As per Will Deed dated 29/03/2006**). Later on in the year of 2022 i.e. on dated 11/02/2022 Shri. Prabhakar Ganpatrao Sakhale with Consenter Shri. Dilip Ganapatarao Sakhale has sold his share in the said property i.e. **Northern portion of the Kh. No. 38, admeasuring about 0.81 HR to Shri. Ritesh Radheshyam Sharma**. The name of Shri. Ritesh Radheshyam Sharma has been duly mutated in the land Revenue records of 7/12 extract. In this way Shri. Ritesh Radheshyam Sharma become the absolute owner of the said property (i.e. **Northern portion of the Kh. No. 38, admeasuring about 0.81 HR**) along with Dilip Ganpatrao Sakhale (i.e. **southern portion of the Kh No 38, admeasuring about 0.81 HR**).

WHEREAS later on Memorandum of Understanding has been executed between Shri Ritesh Radheshyam Sharma and Shri dilip Ganpatrao Sakhale for Development of the said Land i.e. Khasra No. 38, area 16200 Sq Mtr. On dated 04.04.2022.

3. Any other relevant title :- No
4. Litigation if any :- No

Nagpur
Dated :- 13/04/2022

Kaushik A Pujari
ADVOCATE
MAH/3977/2005
Regards,
Adv Kaushik A Pujari