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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Khasra No. 130** having an area of 2.89 Hectares R. of **Mouza – PANJRI (Bu.)**, Patwari Halka No. 42 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"MANGALDEEP CITY-3",**, situated at Village – Panjri(Bu.), within the limits of the Grampanchayat Panjri(bu), in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land bearing **Khasra No. 130** having an area of 2.89 Hectares R. of **Mouza – PANJRI (Bu.)**, Patwari Halka No. 42 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"MANGALDEEP CITY-3",**, situated at Village – Panjri(Bu.), within the limits of the Grampanchayat Panjri(bu), in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	15 MTRS. PANDHAN,
ON THE WEST	-	KH. NO. 141,
ON THE NORTH	-	KH. NOS. 131 & 132
ON THE SOUTH	-	KH. NOS. 128 & 129

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(2) Document of Ownership of Present Owner :-

Sale Deed Dated 07-01-2022 of Mangaldeep Developers acting through its Partners (1) Mr. Ajay Sakharam Geed, (2) Mr. Abhishek Vijay Ingle, (3) Mr. Waman Bhagwanji Jadhao, (4) Mr. Vishnu Narayanrao Rathod bearing Registered Sr. No. 134/2022.

(3) 7 /12 extract issued by Competent Authority dated 20-11-2017 Mutation Entry No. 1290.

(4) Search report for 30 years from 1992 to 2021 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, marketable and without any encumbrances.

Owner of the Khasra No. 130 of Mouza – PANJRI (Bu) is Mangaldeep Developers acting through its Partners (1) Mr. Ajay Sakharam Geed, (2) Mr. Abhishek Vijay Ingle, (3) Mr. Waman Bhagwanji Jadhao, (4) Mr. Vishnu Narayanrao Rathod.

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

THAT, ALL THAT Piece and Parcel of Land bearing Khasra No. 130 of MOUZA – PANJRI (Bu.), Patwari Halka No. 42, having an area of 2.89 Hectares R., Land Revenue Rs. 9.86/- Yearly, held in Occupancy Class – 1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – PANJRI (Bu), within the limits of the Grampanchayat Panjri (Bu) in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Jagdamba Realtors Private Limited, having purchased the same by it from Mr. Vikram Ganpat Nagarale, by a Sale Deed Dated 26-07-2005, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 04674/2005 on 26-07-2005.

THAT Jagdamba Realtors Private Limited through its Director Mr. Vishal Nanaji Kondawar lateron transferred/sold the aforesaid property by way of sale to (1) Smt. Chandadevi Ramswarup Sarda, (2) Mrs. Veena Rajesh Sarda, by a Sale Deed Dated 04-10-2007, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5819/2007 on 04-10-2007.

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THAT (1) Smt. Chandadevi Ramswarup Sarda, (2) Mrs. Veena Rajesh Sarda lateron transferred/sold the aforesaid Khasra No. 130 of Mouza – PANJRI (Bu.), Patwari Halka No. 42, having an area of 2.89 Hectares R., Land Revenue Rs. 9.86/- Yearly, held in Occupancy Class – 1 Rights, Khate No. 333 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Panjri (Bu), within the limits of the Grampanchayat Panjri (Bu) in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Mangaldeep Developers acting through its Partners (1) Mr. Ajay Sakharam Geed, (2) Mr. Abhishek Vijay Ingle, (3) Mr. Waman Bhagwanji Jadhao, (4) Mr. Vishnu Narayanrao Rathod, by a Sale Deed Dated 07-01-2022, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 134/2022 on 07-01-2022.

THAT as a result therefore Mangaldeep Developers acting through its Partners (1) Mr. Ajay Sakharam Geed, (2) Mr. Abhishek Vijay Ingle, (3) Mr. Waman Bhagwanji Jadhao, (4) Mr. Vishnu Narayanrao Rathod has now become an exclusive, absolute and full owner of land admeasuring Khasra No. 130 having an total area of 2.89 Hectares R. with heritable and transferable rights therein and same is accordingly mutated in it's name in all records.

THAT, Mangaldeep Developers lateron decided to develop the said Khasra No. 130 having an total area of 2.89 Hectares R. into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as **"MANGALDEEP CITY-3"** and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter Dated 02-02-2021.

Nagpur.
Dated : 09-02-2022

Ashwin Patil
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract as on date of application for registration - available.

2) Mutation Entry No. 1290 dated 20-11-2017.

3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur (Rural)

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur.
Dated : 09-02-2022

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