Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

To,

Maha Rera

_____

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/-, Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of M/s. L. G. Developers and Builders, (Name of Owner/Promoter/Developer/Company) and following documents i.e. :-

1) Description of Property ALL THAT piece and parcel of land bearing Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/-, Khate No.228, Mouza – Wanadongri, P.H.No.46, Tahsil – Hingna, District – Nagpur The documents of allotment of plot.
2) Deed of Sale, Dated- 23/09/2010, registered at Serial No.4508/2010, before Sub-Registrar Office, Hingna. By virtue of this sale deed the M/s. L. G. Developers and Builders, has become the owner of property stated above and their names are mutated in 7/12 extract.
3) Search report from 2002 till 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/promoter/developer/company) is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owner of the land

M/s. L. G. Developers and Builders through Partners :-

Mr. Dhanraj Ganpatrao Babde

3/- The report reflecting the flow of the title of the M/s. L. G. Developers and Builders (Owner/Promoter/Developer/Company) on the said land is enclosed herewith as annexure

Encl : Annexure.

Date 21/03/2022

Akash Raut
Advocate

(Akash Raut)

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Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

FORMAT – A

(CIRCULAR NO.28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur. (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of **M/S. L. G. DEVELOPERS AND BUILDERS,** acting through its Partner Shri Dhanraj Ganpatrao Babde, Office at R/o. Wanadongri, Hingna, Dist- Nagpur-441110, R/o. Nagpur and following documents i.e :-

1) Description of Property

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur, and the same is bounded as under:

TOWARDS EAST	–	KHASRA NO.298
TOWARDS WEST	–	KHASRA NO.293/A
TOWARDS NORTH	–	KHASRA NO.296/1
TOWARDS SOUTH	–	KHASRA NO.297/1

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2) The documents of allotment of plot.

1. That, **M/S. L. G. DEVELOPERS AND BUILDERS,** is absolute owner Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur, and its name is mutuated in 7/12 extract (property card).

2. The said **M/S. L. G. DEVELOPERS AND BUILDERS,** acting through his partner Mr. Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.296/2, admeasuring 0.91 H.R. from Mr. Sanjay Tumdeo Hulke, vide Sale Deed, registered at Serial No.4508/2010, Dated 23-09-2010, before Sub-Registrar Hingna.

3. That, however the L G Developers And Builders have stop some payment because of non completion of some acts which was mentioned in the sale Deed Dated 23.09.2010. Ultimately the seller Mr. Sanjay Tumdeo Hulke and L G Developers and Builders negotiated with each other for compromised. It was agreed that L G Developers and Builders will pay extra amount of Rs.36,00,000/- (Rupees Thirty Six Lacs Only) to seller Mr. Sanjay Tumdeo Hulke and after that there will be no dispute between the parties. However the parties have registered one Supplementary agreement of original Sale Deed Dated 23.09.2010 and mentioned all the facts of compromise and ultimately the same is registered on 27.12.2021 before Sub-Registrar Hingna at Serial No.8187/2021 by paying additional stamp duty.

4. Since the parties have compromised the matter and registered supplementary agreement before Sub Registrar Hingna now there is no dispute at all. The name of L G Developers and Builders is already muitated in 7/12 records and they are in possession of the property since Sale Deed as stated in previous documents.

5. That, **M/S. L. G. DEVELOPERS AND BUILDERS,** submitted the said Khasra No.296/2 for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Tahsildar, Hingna, has issued the Order vide its Order Ja.Kr. No.

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Ka.V. -388/2022, Ra.Ma.Kr. 21 /N.A.P.-34/Mouza – Wanadongri/2021-2022, Dated 21-02-2022. Further the Chief Executive Officer, Nagar Parishad, Wanadongri has duly recommended for sanction the layout plan on 02-09-2021.

6. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by **M/S. L. G. DEVELOPERS AND BUILDERS,** and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office from their inspection books and other relevant records by paying necessary search fee of Rs.525/- on 12-03-2022, vide receipt No.1112341163/2022 for the year 2002 to 2022 (20 years). The original search fee receipts are enclosed herewith.

Encl : Annexure.

Date 21/03/2022

Akash Raut
Advocate

(Akash Raut)
Advocate

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