

SANDEEP SHASTRI AND ASSOCIATES

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FORMAT – A (Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :

Title clearance certificate with respect to the Lay-out of plotted development to be known as "**RUGVEDA-1**" on ALL THAT Piece and Parcel of land having an area of 2.49 hectares (6.15 Acres) comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA – BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class – 1 Rights, situated at Banwadi, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of **MS. SHALINI D/o NAGORAOJI CHOUDHARI**, PAN AEHPC1888F, Resident of Apartment No. 601, Amog Apartments, Plot No. 126, Ramdaspath, Nagpur-440010, Tahsil and District-NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of Land having an area of 2.49 hectares (6.15 Acres) comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA – BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and



belonging thereto, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR.

- ii) The Document of Ownership of Khasra/Survey No. 152/1-A
- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
 - (b) Partition Deed of Kh. No. 152/1-A, Registration No. 5668 SRO-10, Nagpur.
 - (c) Sale Deed of Kh. No. 152/1-A, dated 28-08-2015 Registration No. 5669 SRO-7, Nagpur.
 - (d) Sale Deed of Kh. No. 152/1-A, dated 31-12-2015 Registration No. 2016 SRO-10, Nagpur.
 - (e) Correction Deed of Kh. No. 152/1-A, dated 21-01-2016 Registration No. 230 SRO-10, Nagpur.

- iii) Search report for 30 year 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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Land having an area of 2.49 hectares (6.15 Acres) comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR.

**MS. SHALINI
NAGORAOJI CHOUDHARI**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **MS. SHALINI NAGORAOJI CHOUDHARI** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **MS. SHALINI NAGORAOJI CHOUDHARI** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 09-03-2022



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration -

The name of **MS. SHALINI NAGORAOJI CHOUDHARI** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Agricultural land having an area of 2.49 hectares (6.15 Acres) comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 152/1-A reveal that vide Mutation / Ferfar Entry no. 1636 dated 09-11-2021 the name of **MS. SHALINI NAGORAOJI CHOUDHARI** is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1992 to 2022 taken from Sub-Registrar office at Nagpur.

- (i) **THAT** the property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 2.49 hectares (6.15 Acres) comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR.
- (ii) **THAT, ALL THAT** Piece and Parcel of Agricultural Land bearing Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having an area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Sudhakar Nagorao Banait, Shri. Prabhakar Nagorao Banait and Mrs. Vidya Umresh Dhotre being their separate property having acquired the same by Family Partition Deed which is duly Registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 5668/2015 on even date.



- (iii) **THAT**, the aforesaid Mrs. Vidya Umresh Dhotre lateron in her turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 0.81 Hectares comprising WESTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Kapildeo Rammurat Shahu, by a Sale Deed Dated 28-08-2015, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5669 on even date. The remaining land having an area of 2.49 Hectares of land bearing Khasra / Survey No. 152/1-A of MOUZA - BANWADI owned and possessed by the said Shri. Sudhakar Nagorao Banait, Shri. Prabhakar Nagorao Banait jointly.
- (iv) **THAT**, the aforesaid Shri. Sudhakar Nagorao Banait and Shri. Prabhakar Nagorao Banait lateron in their turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 2.49 Hectares comprising EASTERN PORTION of Khasra / Survey No. 152/1-A of MOUZA - BANWADI, P.S.K. 41 having a total area of 3.30 Hectares, Rental Rs. 16.45 Yearly, held in occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Banwadi in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Ms. Shalini Nagoraoji Choudhari, the Donor named hereinabove, by a Sale Deed Dated 31-12-2015, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 2016 on 01-01-2016. A Deed of Correction to the said Sale Deed is also executed thereby correction of land area, and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar, Nagpur- 10 in Book No. 1 at Sr. No. 230 on 21-01-2016. As a result therefore the Donor has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in her name in Revenue Records vide Ferfar Entry No. 1636 Dated 09-11-2021.
- (v) **THAT**, the aforesaid **MS. SHALINI NAGORAOJI CHOUDHARI** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**RUGVEDA-1**".
- (vi) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-



- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Partition Deed between Shri. Sudhakar Nagorao Banait, Shri. Prabhakar Nagorao Banait and Mrs. Vidya Umesh Dhotre, registered at Sr. No. 5668 for Khasra / Survey / Gut Nos. 152/1-A.
- (c) Sale Deed dated 28-08-2015 between Mrs. Vidya Umesh Dhotre and Shri. Kapildeo Rammurat Shahu, registered at Sr. No. 5669 for Khasra / Survey / Gut Nos. 152/1-A.
- (d) Sale Deed dated 31-12-2015 between Shri. Sudhakar Nagorao Banait and Shri. Prabhakar Nagorao Banait and Ms. Shalini Nagoraoji Choudhari registered at Sr. No. 2016 for Khasra / Survey / Gut No. 152/1-A.
- (e) Correction Deed dated 21-01-2016 between Shri. Sudhakar Nagorao Banait and Shri. Prabhakar Nagorao Banait and Ms. Shalini Nagoraoji Choudhari registered at Sr. No. 230 for Khasra / Survey / Gut No. 152/1-A.

THAT, all the aforesaid documents produced before by **MS. SHALINI NAGORAOJI CHOUDHARI** to me for security and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.

(vii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 152/1-A MOUZA : BANWADI, NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1992 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH014109192202122E dated 07-03-2022 for the period of 1992 to 2004 and GRN No. MH01417516202122E dated 05-03-2022 i.e. for the period of 2005 to 2022. The receipts of the same are enclosed herewith.

(viii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4}Any other relevant Title: - N. A.

5} Litigations if any:- N. A.

Date: 09-03-2022




(SANDEEP SHASTRI)
ADVOCATE

