RAKESH K.KHUBNANI

Advocate

RESI. : Block No. 15-A, Near Mahatma Gandhi School, Jaripatka, Nagpur-14.
Office: Vora Complex, Maznine Floor, Kamptee Road, Nagpur- 01.
MOBILE:9823435378.
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FORMAT - A

TO,
Maha RERA
6 & 7 Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra(E) Mumbai-400051,

Maha RERA
Administrative Building No.1,
Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

Title Clearance Certificate with respect of All that Piece and Parcel of Non Agriculture Residential & Sanction layout of land bearing Khasra No. 123/1 Total Admeasuring 0.73 H.R. i.e. 7300 sq.mt. P.H. No. 38-A of Mouza – Vela Harishchandra, within the limits of Gram Panchayat – Velahari, Tahsil - Nagpur Gaming and Dist. Nagpur.

BOUNDED AS UNDER :

TO THE EAST	:	**Survey No. 123/2**
TO THE WEST	:	**Road**
TO THE NORTH	:	**Survey No. 124**
TO THE SOUTH	:	**Road**

I have Investigated the title of the said land on the request of Present Owner of the above said land Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani.

1) Description Of Property : All that Piece and Parcel of land bearing Khasra No. 123/1 Total Admeasuring 0.73 H.R. (i.e. 7300 sq.mt.) P.H. No. 38-A of Mouza – Vela Harishchandra, Converted in to Non – Agriculture Residential Purpose As Per the Order of Collector Nagpur and layout Final Sanctioned Nagpur Metropolitan Region Development Authority(NMRDA) within the limits of Gram Panchayat – Velahari, Tahsil - Nagpur Gaming and Dist. Nagpur.
2) The Document of the above said Property.

Sr. No.	Date of Document	Issuing Authority/ SRO	Document No.	Nature of Document	Original/Certified/Xerox
1	23/04/2009	SRO - 7	2930/2009	Registered Sale Deed duly executed by Smt. Anju Maheshkumar Bhartiya & Shri	Original Verified

				Maheshkumar Bhartiya in favour of Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani	
2	08/07/2009	SRO - 10	2868/2009	Registered Partition Deed duly executed between Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani	Original Verified
3	12/04/2013	SRO - 2	1803/2013	Registered Power of Attorney duly executed by Shri Nandkishor Shewaram Nathani in favour of his Son Shri Kapil Nandkishor Nathani	Original Verified
4	03/07/2002	SRO - 10	2535/2002	Registered Sale Deed duly executed by Shri Uddhavrao Momleshwar Dhabre & Others in favour of Smt. Anju Maheshkumar Bhartiya & Shri Maheshkumar Bhartiya	Original Verified
5	23/10/2002	SRO - 10	6042/2002	Registered Sale Deed duly executed by Smt. Kantabai Arjun Ramteke & Others in favour of Shri Maheshkumar Bhartiya	Original Verified
6	10/11/2021	Collector Nagpur	—	N.A Order Passed by Collector Nagpur in favour of Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, in respect of Khasra No. 123/1	Original Verified
7	15/02/2022	NMRDA Nagpur	—	Development Agreement duly executed between NMRDA Nagpur And Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani,	Original Verified
8	15/02/2022	NMRDA Nagpur	—	Final layout Plan duly sanctioned by NMRDA Nagpur, in respect of Khasra No. 123/1	Original Verified
9	10/03/2022	NMRDA	—	Release Letter issued by NMRDA Nagpur in favour of present owner Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, in respect of Khasra No. 123/1	Original Verified
10	02/05/2022	Talathi Nagpur	—	7/12 Extract duly mutated in favour of present owner Shri Nandkishor Shewaram Nathani And	Original Verified

				Shri Kapil Nandkishor Nathani, in respect of Khasra No. 123/1/1	

3) 7/12 Extract duly mutated in favour of Present Owner Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, dated 11/06/2009 as per ferfar.

4) Search Report for 30 years from 1993 Till 28/04/2022.

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 is clear, marketable and without any encumbrances.

Owners of the land :

All that Piece and Parcel of land bearing Khasra No. 123/1 Total Admeasuring 0.73 H.R. (i.e. 7300 sq.mt.) P.H. No. 38-A of Mouza – Vela Harishchandra, Converted in to Non – Agriculture Residential Purpose As Per the Order of Collector Nagpur and layout Final Sanctioned Nagpur Metropolitan Region Development Authority(NMRDA) within the limits of Gram Panchayat – Velahari, Tahsil Nagpur-Gramin & Dist. Nagpur.	Present Owner Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani

Qualifying Comments/remarks if any – The Title of the Property is good, valid, marketable, clear & saleable.

3) The report reflecting the flow of the title of the said Present Owner Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, On the said land is enclosed herewith as annexure.

Place : Nagpur

Dated : 28/06/2022

Signature of the Advocate

RAKESH K.KHUBNANI

Advocate

RESI. : Block No. 15-A, Near Mahatma Gandhi School, Jaripatka, Nagpur-14.
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ANNEXURE – III –

FLOW OF TITLE OF THE SAID LAND

1) 7/12 Extract issued by Talathi Nagpur Gramin, as on date of Application for registration. The Name of Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani are duly mutated in 7/12 Extract.

2) Mutation Entry No. 3180 & Dt. 02/05/2022 As Per 7/12 Extract in the name of present owner.

3) Search Report of 30 years Commencing from 1993 to 2022 Taken from Online record maintained by Sub-Registrar Nagpur.

1) WHEREAS originally All that piece and parcel of Western Portion of Agriculture land Admeasuring 0.58 H.R. of Khasra No. 123/1 out of Total land Admeasuring 0.77 H.R. of Mouza – Vela (Harishchandra) P.H. No. 38, Class-I, within the limits of Gram Panchayat – Velahari, Tahsil Nagpur-Gramin & Dist. Nagpur, originally belonged to 1) Shri Uddhavrao Momleshwar Dhabre, 2) Shri Rashtrapal Keshavrao Kamble, 3) Ku. Shalini Keshavrao Kamble, 4) Shri Waman Pralhad Dhabre, 5) Smt. Venutai Murlidhar Godghate, 6) Smt. Dropadi Harishchandra Rangari, 7) Shri Urkuda Harishchandra Dhabre, 8) Smt. Yashoda Sahdev Raut, 9) Shri Mangesh Harishchandra Rangari, 10) Smt. Sonlu Vidyadhar Borkar & 11) Ku. Smita Harishchandra Rangari, All 11 became the joint owners and in possession of the above mentioned property as per the revenue records. AND

2) WHEREAS the aforesaid Shri Uddhavrao Momleshwar Dhabre & 10 Others, later on jointly transferred/sold the above said property by executed registered sale deed in favour of Smt. Anju Maheshkumar Bhartiya & Shri Maheshkumar Badrivishal Bhartiya, in respect of Western Portion of Agriculture land Admeasuring 0.58 H.R. of Khasra No. 123/1 out of Total land Admeasuring 0.77 H.R. of Mouza – Vela(Harishchandra) P.H. No. 38, Class-I, within the limits of Nagpur-Gramin, Dist. Nagpur, which is duly registered on 03/07/2002 at Serial No. 2535/2002, before Sub-Registrar 10, Nagpur.

3) **WHEREAS** Western Portion of Agriculture land Admeasuring 0.15 H.R. of Khasra No. 123/1 out of Total land Admeasuring 0.77 H.R. of Mouza – Vela(Harishchandra) P.H. No. 38, within the limits of Nagpur-Gramin, Dist. Nagpur, belonged to 1) Smt. Kantabai Arjun Ramteke, 2) Smt. Kuntabai Maroti Kamble & 3) Smt. Sheela Sanjay Narayane, All 3 became the joint owners and in possession of the above mentioned property as per the revenue records. AND.

4) **WHEREAS** the aforesaid Smt. Kantabai Arjun Ramteke & 2 Others, later on jointly transferred/sold the above said property by executed registered sale deed in favour of Shri Maheshkumar Badrivishal Bhartiya, in respect of Western Portion of land Admeasuring 0.15

H.R. of Khasra No. 123/1 out of Total land Admeasuring 0.77 H.R. of Mouza – Vela(Harishchandra) P.H. No. 38, within the limits of Nagpur-Gramin, Dist. Nagpur, which is duly registered on 23/10/2002 at Serial No. 6042/2002, before Sub-Registrar 10, Nagpur. AND

5) WHEREAS Smt. Anju Maheshkumar Bhartiya & Shri Maheshkumar Badrivishal Bhartiya, became the joint owners and in possession of the above said Agriculture land Admeasuring 0.73 H.R. of Mouza – Velahari & their names are jointly mutated in 7/12 extract. That thereafter Smt. Anju Maheshkumar Bhartiya & Shri Maheshkumar Badrivishal Bhartiya, jointly transferred/sold the Khasra No. 123/1 Admeasuring 0.73 H.R. of Mouza – Velahari, P.H. No. 38, within the limits of Nagpur – Gramin, District – Nagpur, in favour of Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, by executed registered sale deed, which is duly registered on 23/04/2009 at Serial No. 2930/2009, before Sub-Registrar No.7, Nagpur. AND

6) WHEREAS since from the date of purchase the above said Shri Nandkishor Shewaram Nathani And Shri Kapil Nandkishor Nathani, became the joint owners and in possession of the above mentioned property and their names are duly mutated in revenue records. That thereafter they jointly decided to partition the above said property and executed registered partition deed between themselves in respect of Khasra No. 123/1 Admeasuring 0.73 H.R. of Mouza – Velahari, which is duly registered on 08/07/2009 at Serial No.2868/2009, before Sub-Registrar No.10, Nagpur. That as per the above Partition Shri Nandkishor Shewaram Nathani, became the owner Eastern Portion of land Admeasuring 0.35 H.R. of Mouza – Velahari and his name is duly mutated in 7/12 extract of his respective share. And Shri Kapil Nandkishor Nathani, became the owner of Western Portion of land Admeasuring 0.38 H.R. of Mouza – Velahari and his name is duly mutated in 7/12 extract of his respective share. AND

7) WHEREAS lateron Shri Nandkishor Shewaram Nathani executed registered General Power of Attorney in favour of his son Shri Kapil Nandkishor Nathani, in respect of his respective Share land Admeasuring 0.35 H.R. of Khasra No. 123/1 of Mouza-Velahari, Nagpur, which is duly registered on 12/04/2013 at Serial No. 1803/2013, before Sub-Registrar No.2, Nagpur. AND

8) WHEREAS later on above said owners Shri Kapil Nandkishor Nathani and Shri Nandkishor Shewaram Nathani, decided to develop the above said land into residential layout on the above said property by carving various plots of different sizes therein and project to be known and styled as "ASHIYANA". That thereafter above said land come within the jurisdiction Nagpur Metropolitan Region Development Authority. And the above said owners Shri Kapil Nandkishor Nathani and Shri Nandkishor Shewaram Nathani, applied before Collector Nagpur for conversion of the above said land for Non-Agriculture use and after considering their request Collector Nagpur passed an N.A Order in Rev.Case No.48/NAP-34/Mouza-Velarai/2021-2022 dated 16/11/2021, in respect of land bearing Khasra No. 123/1 Admeasuring 0.73 H.R. (7300 sq.mt.) of Mouza – Velahari, in favour of Shri Kapil Nandkishor Nathani and Shri Nandkishor Shewaram Nathani. AND

9) WHEREAS above said owners prepare a layout plan which is duly sanctioned and approved by Nagpur Metropolitan Region Development Authority dated 15/02/2022. And Nagpur Metropolitan Region Development Authority also executed registered Development Agreement in favour of Shri Kapil Nandkishor Nathani and Shri Nandkishor Shewaram Nathani, in respect of land bearing Khasra No. 123/1 Admeasuring 0.73 H.R. (7300 sq.mt.) of Mouza – Velarai, dated 15/02/2022. And Nagpur Metropolitan Region Development Authority, also issued release letter in respect of some plots of Khasra No. 123/1 and remaining plots

release after development of the above said land as per development agreement. That I pointed out that Mouza – Velahari & Vela Harishchandra one and same mouza.

Certificate of Title

That I have verify all original documents produced before mentioned above is in the custody of present owner/developer. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered Deed or Document whereby their ownership rights are affected, diluted or third party interest is created.

That I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 123/1 of Vela Harishchandra for the period of 30 years from 1993 to 2022 by depositing necessary search fees online with the depart of Registration Vide GRN No. MH004121715202223E dated 28/06/2022 and receipt of same is enclosed herewith

That during the online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any Other relevant Title
We observed that the above said land is freehold property.

5) Litigation if any.
During our online search we did not came across any entry of lispendence recorded relating to aforesaid property.

Place : Nagpur

Dated : 28/06/2022

Signature of the Advocate

ADV. F. K. KHUR... M. 98...3435378 ... Vera Complex Mezzanine Floor...