

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madras Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey/Khasra No. 68**, admeasuring about 1.H 05.R Situated at **Mouza – Adyali**, P.H. No. 36, Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Survey/Khasra No. 68**, Layout Known as “**YASH COLONY-2**”)

I have investigated the title of the said plot on the request of **Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle** and following documents i.e.:

1) Description of the property.

All that piece and parcel of Non-agricultural land bearing Field **Survey/Khasra No. 68**, admeasuring about 1.H 05.R Situated at **Mouza – Adyali**, P.H. No. 36, held in Occupancy Class- I, Rights, within the Limits of Grampanchayat Vihirgaon, in Tahsil Nagpur (Rural) and District Nagpur and the same is bounded as under.

On the East : Survey No. 67, 69, 70
On the West : Pandhan, Survey No. 46, 48
On the North : Narsala Shiv Pandhan
On the South : Pandhan, Survey No. 46, 44, 45

Upon it a layout known and styled as “**YASH COLONY-2**”

2) i) Copy of Registered Sale Deed executed by 01) Shri. Mohan Kumar Sharma S/O. Shri. Kanhaiyalal Sharma, 02) Smt. Shashi @ Shashidevi Sharma W/O. Shri. Mohankumar Sharma, 03) Shri. Amit Sharma S/O. Shri. Mohankumar Sharma, 04) Shri. P. N. Sharma (Huf) Through Its Karta Shri. Premnarayan Sharma S/O. Shri. Kanhaiyalal Sharma, 5) Miss. Sunayna Sharma D/O. Premnarayan Sharma, And 6) Shri. Abhijit Sharma S/O. Shri Mohan Kumar Sharma in favour of **YASHOM BUILDERS & DEVELOPERS PVT. LTD.** acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 9/2022, dated 03/01/2022

3) Copy of 7/12 extract issued in the name of Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle dated 04/02/2022.

4) Search report for 30 years from 20/06/1993 till 20/06/2022

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 **Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle** is clear, marketable and without any encumbrances.

Owners of the land

1. **Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle** - Survey/Khasra No. 68, admeasuring about 1.H 05.R Situated at Mouza – Adyali.

2. I am of the opinion that **Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle** are the legal owners of the said schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.



Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. That originally, All that piece and parcel of Agricultural land bearing Field Survey No./Kh. No. 68, area admeasuring 1.H 05.R P. H. No. 36, Rev. Rs. 6.50, Held in Occupancy Class-II Rights, situated at Mouza : Adyali, Tah. Nagpur (Rural), District Nagpur situated in Gram Panchayat Vihirgaon was owned and possessed by Shri. Narayan Shamji Raut as per the Records of Adhikar Abhilekh Panji prepared U/s 115 of Madhya Pradesh Land Revenue Code, 1954.
- B. That thereafter, Shri. Narayan Shamji Raut had Left for heavenly abode on 22/11/1994 and his Wife namely – Smt. Anjanabai W/o. Narayan Raut had already predeceased on 04/07/1990, and Leaving behind his Legal heirs his Sons namely 1) Shri. Pralhad S/o. Narayan Raut, 2) Shri. Nilkanth Narayan Raut and one Married Daughter namely Smt. Sindhu W/o. Ramkrishna Aamdhare became the joint owners of the said property by virtue of the Intestate Succession as per the provision of Hindu Succession Act, entry of the same is reflected in Ferfar Panji bearing Ferfar No. 126 dated 06/03/1998.
- C. That the aforesaid Co-Owners had applied before the Sub-Divisional Officer, Nagpur U/s 29 of Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I Category under Clause (c) (ii) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumi Swami Rights in respect of the said land and the said Officer in Revenue Case No. 440/LND-18/2005-2006 by the Order, dated 17/04/2006 included the owner as Occupant Class-I with Bhumi Swami Rights in respect of the said land.
- D. That the aforesaid Co-owners, 1) Shri. Pralhad S/o. Narayan Raut, 2) Shri. Nilkanth Narayan Raut and 3) Smt. Sindhu W/o. Ramkrishna Aamdhare had Sold the said Agricultural land bearing Field Survey No./Kh. No. 68, area admeasuring 1.H 05.R P. H. No. 36, Rev. Rs. 6.50, Occupancy Class I situated at Mouza : Adyali, to 01) Shri. Mohan Kumar Sharma S/O. Shri. Kanhaiyalal Sharma, 02) Smt. Shashi @ Shashidevi Sharma W/O. Shri. Mohankumar Sharma, 03) Shri. Amit Sharma S/O. Shri. Mohankumar Sharma, 04) Shri. P. N. Sharma (Huf) Through Its Karta Shri. Premnarayan Sharma S/O. Shri. Kanhaiyalal Sharma, 5) Miss. Sunayna Sharma D/O. Premnarayan Sharma, And 6) Shri. Abhijit Sharma S/O. Shri Mohan Kumar Sharma, by executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 1330, dated 02/03/2007.
- E. That later on 03/01/2022, the aforesaid Co-owners, i.e. 01) Shri. Mohan Kumar Sharma S/O. Shri. Kanhaiyalal Sharma, 02) Smt. Shashi @ Shashidevi Sharma W/O. Shri. Mohankumar Sharma, 03) Shri. Amit Sharma S/O. Shri. Mohankumar Sharma, 04) Shri. P. N. Sharma (Huf) Through Its Karta Shri. Premnarayan Sharma S/O. Shri. Kanhaiyalal Sharma, 5) Miss. Sunayna Sharma D/O. Premnarayan Sharma, And 6) Shri. Abhijit Sharma S/O. Shri Mohan Kumar Sharma had Sold the said Agricultural land bearing Field Survey No./Kh. No. 68, area admeasuring 1.H 05.R P. H. No. 36, Rev. Rs. 6.50, Occupancy Class I situated at Mouza : Adyali, to Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul



Ramesh Rao Mawle, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 9/2022, dated 03/01/2022.

- F. That the aforesaid owners later on applied for conversion of the said land for Non-Agricultural use, Considering his/her/their request to the Hon'ble Collector Nagpur and later on vide its Order dated 13/06/2006 passed in Rev. Case No. 260/NAP-34/मौजा - अड्याली/नागगा./2021-22, converted the said Kh. No. 68, admeasuring about 0.967539 Hec.R. (9675.39 Sq. Mtrs.) out of 1.H 05.R for Residential Use.
- G. That the aforesaid Owner i.e. Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle had decided to develop the schedule Non-agricultural land bearing Field Survey/Khasra No. 68, admeasuring about 1.H 05.R Situated at **Mouza - Adyali**, P.H. No. 36, by demarcating a residential layout upon schedule land to be Known and Styled as "**YASH COLONY - 2**" and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- H. That the Present Report is also subject to Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur as well as Final Sanctioned Layout Plan and Release Letter to be issued by Nagpur Metropolitan Region Development Authority Nagpur
- I. I am of the opinion that **Yashom Builders & Developers Pvt. Ltd. acting through its Directors 1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle** are the legal owners of land bearing All that piece and parcel of Non-agricultural land bearing Field Survey/Khasra No. 68, admeasuring about 1.H 05.R Situated at **Mouza - Adyali**, P.H. No. 36, held in Occupancy Class-I, Rights, within the Limits of Grampanchayat Vihirgaon, in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN MH003681293202223E** dated 20/06/2022.
- 1) 7/12 extract issued in the name of Yashom Builders & Developers Pvt. Ltd. acting through its Directors
1) Shri. Kishor Shivajirao Chopade, 2) Shri. Atul Ramesh Rao Mawle dated 04/02/2022
2) Mutation Entry No - Ferfar Entry No. 126.
3) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
4) Any other relevant title. - No
5) Litigations if any. - No

Nagpur:

Dated : 20/06/2022




(Sahil M. Bhangde)
Advocate



CHALLAN
MTR Form Number-6



GRN MH003681293202223E		BARCODE 		Date 20/06/2022-17:48:54		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any) 266			
Type of Payment Search Fee				PAN No.(If Applicable) AMZPB5432A			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name Adv Sahil M Bhangde			
Location NAGPUR				Flat/Block No. Plot No. 167			
Year 2022-2023 From 20/06/1993 To 20/06/2022				Premises/Building			
Account Head Details				Road/Street Bajiprabhu Nagar			
0030072201 SEARCH FEE				Area/Locality Nagpur			
Amount In Rs. 750.00				Town/City/District			
				PIN 4 4 0 0 3 3			
				Remarks (If Any)			
				Survey/Khasra No.68 admeasuring 1.05 HR Situated at Mouza Adyali			
				PH No 36			
				Amount In Seven Hundred Fifty Rupees Only			
Total 750.00				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN Ref. No. 00040572022062081395 IK0BSYHBJ3			
Cheque/DD No.				Bank Date RBI Date 20/06/2022-17:24:49 Not Verified with RBI			
Name of Bank				Bank-Branch STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तासाठी लागू नाही.

Mobile No. : 8806360207