"हरीओम"

ADV KAUSHIK A. PUJARI (B.A., L.L.B.)
(Proprietor of ADV KAUSHIK PUJARI AND ASSOCIATES)

-: LAW FIRM :-

Office Address :- Flat No.12 on Third Floor "Vidyanand Apartment", Near MSEB Office, Near Triangular Garden, Ambazari, Hill Top Main Road, Nagpur
Contact Number :-7387155511,Office Number :-7219871524
Email ID :-kaushik.apujari@Gmail.com

Date: 06/06/2022

FORMAT-A

(Circular No. 28/2021)

To

MAHA RERA

LEGAL TITLE REPORT

Sub.:- Title Clearance Certificate with respect to All that piece and parcel of the land containing by admeasurements 1.62 H.R. (i.e. 4 Acres), comprising NORTHERN PORTION out of the entire land bearing Khasra/Survey/**GAT No. 22 of Mouza- Wanadongari**, P.S.K No 46, having total area of 2.95 Hectares, Rental Rs. 15.81 Yearly, held in occupancy Class-1 Rights, Khate No. 205and including all trees, shrubs, passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Wanadongari which is within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur. (Hereinafter refereed as the said LAND).

1] I have investigated the title of the said Land on the request of **Mr Ritesh Radheshyam Sharma** (Name of the owner / Promoter/ Developer) and the following documents:-

i) **Description of the Property:-**

All that piece and parcel of the land containing by admeasurements 1.62 H.R. (i.e. 4 Acres),comprising NORTHERN PORTION (Khasra/Survey/**GAT No.**22/1)out of the entire land bearing Khasra/Survey/**GAT No. 22, of Mouza- Wanadongari**, P.S.K No 46, having total area of 2.95 Hectares, Rental Rs. 15.81 Yearly, held in occupancy Class-1 Rights, Khate No. 205and including all trees, shrubs, passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Wanadongari which is within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur and the said entire layout is bounded as under :-

ON THE EAST :BY SURVEY/GUT NOS. 20 & 26/1
ON THE WEST : BY SURVEY/GUT NOS. 37-A & 38
ON THE NORTH :BY SURVEY/GUT NOS. 23 & 25/1

ADV. KAUSHIK A. PUJARI & ASSOCIATES-LAW FIRM A PROFESSIONAL LAW CORPORATION

ON THE SOUTH :BY REMAINING PORTION OF SURVEY/GUT NOS. 22

ii) **Documents of Ownership of Present Owners :-**

1. Sale Deed at Stamp Duty Rs. 1336500/-Dated 29/10/2021 in the office of Sub Registrar Hingna, at Sr. No. 7081 from Shri. Amit S/o Vasantrao Shahakar, Mrs. Shilpa W/o Prashant Lokhande, Mrs. Madhur Sharma W/o Anup Mehar Sharma,Smt. Vidya Wd/o Vasantrao Shahakarto Shri. Ritesh Radheshyam Sharma**(land containing by admeasurements 1.62 H.R. (i.e. 4 Acres), comprising NORTHERN PORTION (Khasra/Survey/GAT No.22/1) out of the entire land bearing Khasra/Survey/GAT No. 22 admeasuring 2.95 H.R. of Mouza- Wanadongari)**

2. NA Order-34 NO. 23/NAP-34/2021-2022 Dated 29/03/2022 From Tahsildar, Hingna in the name of Shri. Ritesh Radheshyam Sharma(Kh. No. **22/1** Area 1.62 HR.) (for Residential Purpose)

3. 7/12 issued on dated- 11/03/2022 by Talathi in the name of Shri. Ritesh Radheshyam Sharma (Kh. No. **22/1** Area 1.62 HR.)

4. Sanctioned Layout Plan issued by the Municipal Corporation Wanadongri to Shri. Ritesh Radheshyam Sharma (Kh. No. **22(Part)**, P.H. No.46 of Mouza- Wanadongari.

5. Ferfar Patrak issued on dated-14/01/2021by Talathi in the name of Shri. Ritesh Radheshyam Sharma

2] On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title documents of (following owners) is clear, marketable, and without any encumbrances.

Owner of Khasra/ Survey/ Gat No 22/1of Mouza Wanadongri, is :-

Shri. Ritesh Radheshyam Sharma (1.62HR)

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

Encl.- Annexure

Date: - 06.06.2022

Regards,

Adv Kaustubh A. Pujari

ADV. KAUSTUBH A. PUJARI & ASSOCIATES-LAW FIRM

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(Proprietor of ADV KAUSHIK PUJARI AND ASSOCIATES)

-: LAW FIRM :-

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Contact Number :-7387155511,Office Number :-7219871524
Email ID :-kaushik.apujari@Gmail.com

ANNEXURE to FORMAT A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date of application for registration. – Available
2. Search Report for 30 years from 1993 to 2022 taken from Sub Registrar Office at Nagpur (Hingna), Nagpur.

WHEREAS All that piece and parcel of the land containing by admeasurements 1.62 H.R. (i.e. 4 Acres),comprising NORTHERN PORTION (Khasra/Survey/**GAT No.**22/1) out of the entire land bearing Khasra/Survey/**GAT No. 22, of Mouza- Wanadongari,** P.S.K No 46, having total area of 2.95 Hectares, Rental Rs. 15.81 Yearly, held in occupancy Class-1 Rights, Khate No. 205 and including all trees, shrubs, passage, Right of Way, Path Ways, Water Cources and all other easementary rights appurtenant and belonging thereto situated at Wanadongari, within the limits of the Nagar Parishad Wanadongri, in Tahsil Hingna, and District Nagpur originally belonged to Shri. Vasanta Anandrao Shahakar, being his separate ancestral property as a recorded owner thereof.

WHEREAS during the course of time the aforesaid Shri. Vasanta Anandrao Shahakarleft for heavenly abode on 12/06/2018 and consequent upon his demise, his aforesaid property devolved upon his legal heirs i.e. his Widow Smt. Vidya Vasantrao Shahakar, and son namely Shri. Amit Vasantrao Shahakar and Two Married Daughters namely, 1)Mrs. Shilpa Prashant Lokhande, 2)Mrs. Madhur Mehar Sharma jointly by way of intestate succession being only legal heirs of the deceased and same is accordingly recorded in the Revenue vide Ferfar Entry No. 12358 on 16/03/2019.

WHEREAS Later on in the year of 2021 i.e.dated 29/10/2021 Shri. Amit S/o Vasantrao Shahakar, Mrs. Shilpa W/o Prashant Lokhande, Mrs. Madhur Sharma W/o Anup Mehar Sharma, Smt. Vidya Wd/o Vasantrao Shahakar has sold a portion of the above said property i.e. **(land containing by admeasurements 1.62 H.R. (i.e. 4 Acres), comprising NORTHERN**

ADV. KAUSHIK A. PUJARI & ASSOCIATES-LAW FIRM PROFESSIONAL CORPORATION MAH/3077/2005

PORTION out of the entire land bearing Khasra/Survey/GAT No. 22 admeasuring 2.95 H.R. of Mouza- Wanadongari) to Shri. Ritesh Radheshyam Sharmat hrough the registered **Sale Deed** which is duly registered in the office of the Sub Registrar Hingna at Sr. No.7081 on even date. This separated portion is named as Kh. No. 22/1 in all records.

In this way Shri. Ritesh Radheshyam Sharma becomes the absolute owner of the above said property i.e. **(land containing by admeasurements 1.62 H.R. (i.e. 4 Acres), comprising NORTHERN PORTION (Khasra/Survey/GAT No.22/1) out of the entire land bearing Khasra/Survey/GAT No. 22 admeasuring 2.95 H.R. of Mouza- Wanadongari)**

3. Any other relevant title :- No
4. Litigation if any :- No
5. **SEARCH RECEIPT:-**

Date	Receipt Number	Period	Name of the Sub Registrar office	Receipt Amount
06/06/2022	MH002930860202223E	30 years	Sub RegistrarHingna	Rs. 750/-

Nagpur

Dated :- 06/06/2022

Regards,

Adv. Kaushik A. Pujari

ADV. KAUSHIK A. PUJARI & ASSOCIATE LAW FIRM
PROFESSIONAL LAW CORPORATION
MAH/3077/2005

CHALLAN
MTR Form Number-6

GRN	MH002930860202223E	BARCODE		Date	06/06/2022-14:23:09	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	ADV KAUSHIK A PUJARI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO F12 3RD FLOOR VIDYANAND
		Premises/Building	APARTMENT

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	HILL TOP AMBAZARI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	Kh No 22/1 Mouza Wanadongari PH No 46
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022060691887	IK0BSIMYX1
Cheque/DD No.		Bank Date	RBI Date	06/06/2022-14:27:06	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 : Mobile No. 7219871524

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

સદર ચલણ "ટાઇપ ઓફ પેમેંટ" માટે માત્ર કાર્યવાહીના હેતુ માટે , ઇતર કાર્યવાહી સિવાય નોંધણી ના કરાવવાના વૈધાનિક હેતુ માટે.

KAUSHIK A. PUJARI & ASSOCIATES - LAW FIRM
A PROFESSIONAL LAW CORPORATION

Print Date 06-06-2022 02:29:14