Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the land admeasuring 1.01 Hectare R., Rental Rs. 9/-, Khate No. 94 being portion of the entire land bearing **Khasra No. 17/2** having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of **Mouza – RUI**, Patwari Halka No. 26 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHREE LAXMINAGAR-II",** situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said land on the request of (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya (Name of owners/ promoters/ developerS/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of **the land admeasuring 1.01 Hectare R., Rental Rs. 9/-, Khate No. 94** being portion of the entire land bearing **Khasra No. 17/2** having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of **Mouza – RUI**, Patwari Halka No. 26 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHREE LAXMINAGAR-II",** situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :-

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Advocate

ON THE EAST - ROAD, ON THE WEST - KH. NO. 18, ON THE NORTH – REMAINING LAND OF KH. NO. 16, ON THE SOUTH – KH. NO. 16.

(2) The Document of allotment of plot/land :- Sale Deed Dated 10-04-2002 executed by Mrs. Chabibai Ramaji Matikhaye in favour of (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya. Registered Sr. No. 3150/2002.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 207 dated 15-06-2002.

(4) Search report for 30 years 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of **the land admeasuring 1.01 Hectare R., Rental Rs. 9/-, Khate No. 94** being portion of the entire land bearing **Khasra No. 17/2** having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of **Mouza – RUI**, Patwari Halka No. 26 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHREE LAXMINAGAR-II"**, situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR	(1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya (OwnerS/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Nagpur.
Dated : 02.09.2022

(Ashwin Patil)
Advocate

ASHWIN R. PATIL
Advocate

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Survey No. 17/2 issued by Village Officer, Rui as on date of application for registration

The name of (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya are recorded in the 7/12 Extract of Survey No. 17/2 issued by Village Officer, Rui in respect of the property comprising of ALL THAT Piece and Parcel of **the land admeasuring 1.01 Hectare R., Rental Rs. 9/-, Khate No. 94** being portion of the entire land bearing **Khasra No. 17/2** having total area of 1.20 Hectare R., Rental Rs. 10/-, held in Occupancy Class – 1 Rights of **Mouza – RUI**, Patwari Halka No. 26 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHREE LAXMINAGAR-II",** situated at Village – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Survey No. 17/2 issued by Village Officer, Rui reveal that vide Mutation Entry /Ferfar Entry No. 207 dated 15-06-2002 the name of (1) Mr. Sanjay Nagorao Paidlewar & (2) Mr. Nitish Rameshchandra Chordiya are recorded as joint owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of entire Agricultural Land admeasuring 7.28 HR (i.e. 18 Acre), Originally belonged to Shri Chandrabhan Matikhaye. After his death the said land equally distribute i.e. 2.43 HR (6 Acre) to his 3 sons namely (1) Mr. Sampat Matikhaye, (2) Mr. Mahadev Matikhaye & (3) Mr. Ramaji Matikhaye.

THAT the said Mr. Ramaji Matikhaye lateron partition his share admeasuring 2.43 HR (i.e. 6 Acre) in between himself and his wife Smt. Chhabibai Ramaji Matikhaye. In terms of the said Partition the land admeasuring 1.21 HR (i.e. 3 Acre) out of his share admeasuring 2.43 HR (i.e. 6 Acre) allotted to his wife Smt. Chhabibai Ramaji Matikhaye absolutely forever with heritable and transferable rights and said portion of land is now renumbered as Survey No. 17/2. As a result therefore the Smt. Chhabibai Ramaji Matikhaye now become an exclusive, absolute and full owner of ALL THAT Piece and Parcel of Land bearing Khasra/Survey/Gut No. 17/2, containing by admeasuring 1.21 H.R., Land Revenue 9.00 yearly, held in Occupancy Class I rights of Mouza – RUI, P. H. 41 including all types of trees, shrubs, passage right of way, water course and all other easementery rights appurtant and belonging there to situated at Rui, within the limits of the Grampanchyat – Rui, in Tahsil – Nagpur (Rural) with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

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Advocate

THAT the said Smt. Chhabibai Ramaji Matikhaye in her turn transfer the aforesaid land comprising ALL THAT Piece and Parcel of Land containing by admeasurements 1.01 Hectare R. being a portion of the entire land bearing Khasra/Survey/Gut No. 17/2, having total area of 1.21 Hectare R., Land Revenue 9.00/-, held in Occupancy Class-I Rights of Mouza – RUI, P. H. No. 41, situated at Rui, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (i) Mr. Sanjay Nagorao Paidlewar & (ii) Mr. Nitish Rameshchadra Chordia, by a Sale Deed Dated 10-04-2002, which is registered in the office of Sub Registrar, Nagpur–1 in Book No. 1 at Registered Sr. No. 3150/2002 on 10-04-2002 and the said Sale is duly consented and signed by Mr. Ramaji Chandrabhan Matikhaye, Mr. Babarao Ramaji Matikhayej, Mr. Pabhakar Ramaji Matikhaye, Mrs. Mandabai Hemraj Khadse, Mrs. Maya Vinayakraoji Misal & Mrs. Bali Vishnuji Thakre in the capacity of "Consentors"0. As a result therefore the aforesaid (i) Mr. Sanjay Nagorao Paidlewar & (ii) Mr. Nitish Rameshchadra Chordia have now become an exclusive, absolute and full joint owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) 7/12 Extract of Khasra No. 17/2.

(ii) Sale Deed Dated 10-04-2004 for Khasra No. 17/2 of (i) Mr. Sanjay Nagorao Paidlewar & (ii) Mr. Nitish Rameshchadra Chordia, bearing Registered Sr. No. 3150

THAT all the aforesaid documents produced before by (i) Mr. Sanjay Nagorao Paidlewar & (ii) Mr. Nitish Rameshchadra Chordia 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.

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 No. 17/2 of Mouza – Rui in Tahsil – Nagpur (Rural) and District – NAGPUR for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

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.

Nagpur.
Dated : 02.09.2022

(Ashwin Patil)
Advocate

ASHWIN R. PATIL
Advocate