FORMAT – A

(Circular No.:- 28/2021)

To,

MAHA RERA

6 & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051,

MAHA RERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No 1 admeasuring 6660.488 SQ Mtrs** situated At Mouza Isasani Tahsil Hingna /District Nagpur .(hereinafter referred as the said Plot No 1 ")

I have investigated the title of the said plot on the request of **1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** and following documents i.e. :-

1) **COMPLETE OR FULL DESCRIPTION OF THE PROPERTY**

**All that piece of land Plot No 1 admeasuring 6660.488 SQ Mtrs out of Sanctioned Layout being a portion of the entire land bearing Khasra No. 8 & 9 , PSK No 46 of Mouza Isasani Tahsil Hingna /District .**

2) The documents of allotment of plot. –

a) Sale deed Dt 18/05/2013 Registration no 2334 .

b) Sale deed Dt 27/04/2012 Registration No 1874

c) Release Deed dt 11/12/2014 No 5210

d) Release Deed dt 11/12/2014 No 5211

e) Death Certificate of Shri Harmitsingh Bhagwansingh Sethi

MK.

# CHALLAN
## MTR Form Number-6

| GRN | MH005295475202223E | BARCODE | | Date | 21/07/2022-11:47:27 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | HGN_HINGNA SUB REGISTRAR | Full Name | Adv Mamta Kanpartiwar |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. Premises/Building | |

| Account Head Details | Amount In Rs. | | |
|---|---|---|---|
| 0030072201 SEARCH FEE | 375.00 | Road/Street | |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 1 5 |
| | | Remarks (If Any) | Plot no 1 Kh no 8_9 PH No 46 Mz Isasani Tah Hingana Nagpur 2008 To 2022 15Yrs |
| Total | 375.00 | Amount In Words | Three Hundred Seventy Five Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572022072134604 | IK0BUIPCC5 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/07/2022-11:48:23 | 22/07/2022 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 203 , 22/07/2022 | |

Department ID :
Mobile No. : 9372610987

**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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.07.28 13:44:55 IST
Reason: GRAS Secure Document
Location: India



Print Date 28-07-2022 01:44:54

f) NA Order dt 02/07/2021

g) Release Letter of plot No 1 dt 25/05/2022

h) Building Permit & Sanctioned Plan dt 12/07/2022 Vide Permit No BE(NMRDA)/West/Hingana Tahsil /No 20009/202205264 /2681

i) 7/12 abstarct of plot no 1 issued by Gram Adhikari Hingana dt 15/03/2022 Vide Mutation Entry No 7424

j) Gram Panchayat Tax Receipt paid up to March 2022

4) Search report for fifteen years from 1993 .till 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 **(1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** ) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet) Owners of the land

(4) Qualifying comments/remarks if any –The Title of owners **1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** onthe said land is good, valid marketable, clear and salable.

3/- The report reflecting the flow of the title of the **(1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** ) on the said land is enclosed herewith as annexure.

**"Sheet showing flow of title of the Intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed"**

**1) 7/12 Abstarct issued by Gram Ahikari Hingana Nagpur as on date of application for registration.**

**THAT the name of 1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi is duly muated in 7/12 abstarct & ram Panchayat Records in respect of All that piece of land Plot No 1 admeasuring 6660.488 SQ Mtrs out of Sanctioned Layout being a portion of the entire land bearing Khasra No. 8 & 9 , PSK No 46 of Mouza Isasani Tahsil Hingna /District**

**2) Mutation Entry .**

**As per 7/12 abstract issued by** issued by Gram Adhikari Hingana dt 15/03/2022 Vide Mutation Entry No 7424 the name of **1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi is duly recorded as owner of property.**

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**3) Search report for 30 years from 1993 Taken from Sub-Registrar' office at Hingana Nagpur.**

1) THAT All that piece & parcel of land admeasuring 1.40 HR being a portion of entire land of Khasra No. 9 , PSK No 46 of Mouza Isasani Tahsil Hingna /District Nagpur was originally belonged to 1)Sardar charanjit Singh Jamiyat Singh Bagga 2)Sardar Harvinder Singh alias Pappu Singh S/o Jamiyat Singh Bagga 3) Sardar Harjit Singh S/o Jamiyat singh Bagga 4) Sardar Baljit Singh Manjit Singh Bagga 5) Mrs Amarjitkaur Wd/o Manjitsingh Bagga who initially agreed to sell said land to Shri Satpal Singh S/o Harmit Singh Sethi by an Agreement To Sale dt 06/09/2011 duly registered in the Office of Sub Registrar Hingana at Sr No 4644. That said Agreement is subsequently cancelled by a Deed of Rescission /Cancellation dt 06/09/2011 duly registered in the Office of Sub Registrar Hingana at SR No 4644 .

2) THAT 1)Sardar charanjit Singh Jamiyat Singh Bagga 2)Sardar Harvinder Singh alias Pappu Singh S/o Jamiyat Singh Bagga 3) Sardar Harjit Singh S/o Jamiyat singh Bagga 4) Sardar Baljit Singh Manjit Singh Bagga 5) Mrs Amarjitkaur Wd/o Manjitsingh Bagga in turn sold said land to 1)Shri Harmitsingh Bhagwansingh Sethi 2) Mrs Narenderkaur Harmitsingh Sethi 3) Shri Manmitsingh Harmitsingh Sethi by a Sale deed Dt 27/04/2012 duly registered in the Office of Sub Registrar Hingana at SR No 1874.

3) THAT out of the aforesaid joint owners , Shri Harmitsingh Bhagwansingh Sethi passed away on 28/10/2014 & consequent upon his death his undivided share in land admeasuring 0.4733 HR devolved upon his legal heirs wife 1) Mrs Narenderkaur Harmitsingh Sethi & two sons 2) Shri Manmitsingh Harmitsingh Sethi & Shri Satpal Singh S/o Harmit Singh Sethi .

4) THAT subsequently ) Mrs Narenderkaur Harmitsingh Sethi & two sons 2) Shri Manmitsingh Harmitsingh Sethi relinquished their undivided share in land admeasuring 0.3156 HR in favour of remaining co owner Shri Satpal Singh S/o Harmit Singh Sethi by a Relinquishment deed dt 11/12/2014 duly registered in the Office of Sub Registrar Hingana at SR No 5210.

5) THAT, All that piece & parcel of land admeasuring 0.91 HR being a portion of entire land of Khasra No. 8 , PSK No 46 of Mouza Isasani Tahsil Hingna /District Nagpur was originally belonged to 1)Smt Asha Wd/o Shri Shekhar Nasre 2) Miss Snehal D/o Shri Shekhar Nasre (After marriage Mrs Snehal Harshad Dhande ) who sold said land to 1)Shri Harmitsingh Bhagwansingh Sethi 2) Mrs Narenderkaur Harmitsingh Sethi 3) Shri Manmitsingh Harmitsingh Sethi by a Sale deed Dt 18/05/2013 duly registered in the Office of Sub Registrar Hingana at SR No 2334 .

6)THAT out of the aforesaid joint owners , Shri Harmitsingh Bhagwansingh Sethi passed away on 28/10/2014 & consequent upon his death his undivided share in land of Kh no 8

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admeasuring 03033 HR devolved upon his legal heirs wife 1) Mrs Narenderkaur Harmitsingh Sethi & two sons 2) Shri Manmitsingh Harmitsingh Sethi & Shri Satpal Singh S/o Harmit Singh Sethi .

7)THAT subsequently 1) Mrs Narenderkaur Harmitsingh Sethi & two sons 2) Shri Manmitsingh Harmitsingh Sethi relinquished their undivided share in land admeasuring 0.2022 HR in favour of remaining co owner Shri Satpal Singh S/o Harmit Singh Sethi by a Relinquishment deed dt 11/12/2014 duly registered in the Office of Sub Registrar Hingana at SR No 5211.

**As a result of this 1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi became the absolute owners of.land of Kh No 8 & 9 total admeasuring 2.33 HR .**

8) THAT the land of Kh no 8 & 9 admeasuring 2.33 HR is diverted for non agricultural use vide NA Order 02/07/2021 passed in Rev Case No 213/NAP34/MZ Isasani /202-21 .That 1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi prepared a Layout on land of Kh no 8 & 9 which is duly sanctioned by NMRDA Vide Order dt 19/01/2021 . That the plot no 1 out of aforesaid sanctioned layout is released by NMRDA Vide Release Letter dt 25/05/2022.

9) THAT the owners **1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** decided to develop Plot No 1 admeasuring 6660.488 SQ Mtrs & obtained a Building Permit & Sanctioned Plan dt 12/07/2022 Vide Permit No BE(NMRDA)/West/Hingana Tahsil /No 20009/202205264 /2681 from Nagpur Metropolitan Region development Authority .

10) THAT , the name of present title holder **1) Mrs Narenderkaur Harmitsingh Sethi 2) Shri Manmitsingh Harmitsingh Sethi & 3) Shri Satpal Singh S/o Harmit Singh Sethi** is duly mutated in 7/12 Abstarct & Gram Panchayat Records in respect of plot no 1 .

11) THATafter perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder 1)Shri Harmitsingh Bhagwansingh Sethi 2) Mrs Narenderkaur Harmitsingh Sethi 3) Shri Manmitsingh Harmitsingh Sethi have absolute , clear , Marketable Title over the property .

I have inspected, verified and scrutinized the documents in respect of the aforesaid property vide receipt No **MH005295475202223E DT 21/07/2022** attached with this report.

4) Any other relevant title.

We observed that the said land is Freehold property.

5) Litigations if any.

During our online search we did not came across any entry of Lispendence recorded relating to the aforesaid property

Encl : Annexure.

Advocate.

Manali Mude

Date: 21/07/2022

(Stamp)