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Advocate

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FORMAT – A
(CIR. NO 28/2021)

To,

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

LEGAL TITLE REPORT

SUB :

Title Clearance Certificate **With respect to The Property Situated At Mouza – Lava, Kh. No. 28/1 & 28/2, PH No. 04, Nagpur,** including all other easementary rights appurtenant belonging thereto, situated at Lava, Tah. Nagpur Gramin & Dist. Nagpur.

1) I have investigated the title of the immovable property hereby described on the request of **M/S SHREE REALTORS, a Partnership Firm,** having its registered office at Plot No. 75, Ramnagar Hilltop, Nagpur – 440033, acting through its Partners, **(1) SHRI MANSUKHLAL S/o. VITTHALDAS SAGLANI,** R/o. Ganeshpeth, Nagpur – 440018 **(2) SAU. VISHAKHA W/o. ABHINAV WELEKAR,** R/o. Plot No. 75, Hilltop, Ramnagar, Nagpur – 440033 **(3) SAU. POOJA W/o. ATUL BHIYYA,** R/o. Siraspeth, Nagpur – 440009 **(4) SAU. SMIT W/o. PRAVIN DHIRAN,** R/o. Ratan Kunj, Wardha – 442001 **(5) SHRI GAURAV S/o. ISHWARCHANDRA KHOSLA,** R/o. Near Sai Baba Temple, Civil Lines, Chandrapur – 442401 **(6) SHRI SAURABH S/o. ISHWARCHANDRA KHOSLA, HUF,** through Its Karta Shri Saurabh I. Khosla, R/o. Near Sai Baba Temple, Civil Lines, Chandrapur – 442401 **(7) SHRI SUSHANT S/o. SHISHIR KHANGAR,** R/o. 178, WHC Road, Shankar Nagar – 440010, and following documents i.e. : -

1) **Description of the Property:**

All That Piece & Parcel Of Land Bearing Survey / Kh. No. 28/1, admeasuring about 0.92 H. R. or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year **& Survey / Kh. No. 28/2** admeasuring about 0.92 H. R., or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year, thus in total area admeasuring 1.84 H.R., or 18400 Sq. Mtrs., with Occupant Class I, Bhumiswami Rights, comprising of P.H. No. 4A of **Mouza – Lava**, situated within the limits Gram Lava, jurisdiction of N.M.R.D.A., Nagpur, Tah. Nagpur Gramin, Dist. Nagpur.

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2) **The Documents of Ownership of Kh. No. 28/1 & 28/2:**

a) Copy of Sale Deed registered in favor of M/s Shree Realtors by Shree Kashyap Builders Pvt. Ltd., registered on dated 22.12.2021 registered at Sr. No. 13545 before the Joint Sub-registrar No. 7, Nagpur.

b) Copy of Sale Deed registered in favor of Shree Kashyap Builders Pvt. Ltd., by Shri V. S. Patil & Others registered on dated 20.11.2015 at Sr. No. 7610 before the Sub-registrar No. 10, Nagpur.

c) Copy of Sale Deed registered in favor of Shree Kashyap Builders Pvt. Ltd., by Smt S. H. Jamgade & Others registered on dated 20.11.2015 at Sr. No. 7609 before the Sub-registrar No. 10, Nagpur.

d) Copy of 7/12 abstract in the name of M/s Shree Realtors dated 10.03.2022 of Kh. No. 28/1 & 28/2.

e) Copy of tentative Layout Sanctioned Letter along with Map issued by NMRDA, Nagpur on dated 16.06.2022.

f) Copy of NA Order dated 05.09.2022 issued by NMRDA, Nagpur.

3) Copy of 7/12 abstract in the name of **M/s Shree Realtors** dated **10.03.2022** of Kh. No. 28/1 & 28/2 vide Pherfhar No. 08.03.2022

4) Search Report for 30 Years from 23.09.1992 till 22.09.2022

2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. **M/s Shree Realtors**, a Partnership Firm, is clear, marketable and without any encumbrances.

Owner of the land :

(1) **M/s Shree Realtors**, a partnership firm is the owner of All That Piece & Parcel Of Land Bearing Survey / Kh. No. 28/1, admeasuring about 0.92 H. R. or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year & KH. NO. 28/2 admeasuring about 0.92 H. R., or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year, thus in total area admeasuring 1.84 H.R., or 18400 Sq. Mtrs., with Occupant Class I, Bhumiswami Rights, comprising of P.H. No. 4A of MOUZA – LAVA, situated within the limits Gram Lava, Tah. Nagpur Gramin, Dist. Nagpur, & which is / are also within the limits of NMRDA, Nagpur, Tah. Nagpur Gramin & Dist. Nagpur.

(2) Qualifying comments / remarks if any,

The title of M/s Shree Realtors on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said M/s Shree Realtors with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 22.09.2022

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(P. S. Dongaonkar)
Adv.

ANNEXTURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card / 712 abstract issued by Patwari, Nagpur, as on date of application for registration –

The name of M/s Shree Realtors, a Partnership Firm is recorded in the 7/12 abstract issued and checked digitally, in respect of the property comprising, All That Piece & Parcel Of Land Bearing Survey / Kh. No. 28/1, admeasuring about 0.92 H. R. or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year & Survey / Kh. No. 28/2 admeasuring about 0.92 H. R., or 9200 Sq. Mtrs., Land Revenue Assessment Rs. 2.02 per year, thus in total area admeasuring 1.84 H.R., or 18400 Sq. Mtrs., with Occupant Class I, Bhumiswami Rights, comprising of P.H. No. 4A of Mouza – Lava, situated within the limits Gram Lava, jurisdiction of NMRDA, Nagpur, Tah. Nagpur Gramin, Dist. Nagpur.

2) Mutation Entry : -

The 7/12 abstract dated 10.03.2022 reveal that the name of present title holder is recorded as Owner of the said land/s. While verification of the same I found that the name of present title holder M/s Shree Realtors, is recorded as the absolute owner of the land/s.

3) Search report for 30 years from Sep. 1992 to till date of Sep. 2022 taken from Sub-registrar Nagpur Gramin Office, at Nagpur.

a) That, originally the immovable property bearing Kh. No. 28 (New), having total area admeasuring 6.46 H.R., was originally owned by Late Chindhya Sakhya Nitnaware and consequent upon his death on dated 03.09.1989 his only legal heirs namely Shri Sampat C. Nitnaware, Shri Chintaman C. Nitnaware, Shri Pralhad C. Nitnaware, Shri Premdas C. Nitnaware, Ku Janabai C. Nitnaware alias Smt Sanabai Shriram Patil, Ku. Barjabai C. Nitnaware alias Smt Barjabai Kisanji Sontakke & Ku Sarjabai C. Nitnaware alias Smt Sarjabai Hiraman Jamgade, then became the absolute legal co-owners by way of succession, and their names were also recorded on 7/12 abstract bearing Kh. No. 28 (New) for an area admeasuring 6.48 H.R., as absolute legal co-owners thereof.

b) That, during the course of time, Shri Sampat C. Nitnaware, Smt Janabai S. Patil, Smt Barjabai K. Sontakke all left for heavenly abode leaving behind him /them his / their only legal heirs namely, Shri Suresh S. Nitnaware, Shri Krishan S. Nitnaware, Shri Ganesh S. Nitnaware, Ku Manda S. Nitnaware, Ku Chanbai S. Nitnaware & Smt Dropadabai S. Nitnaware, Shri Vaijinath S. Patil, Shri Vinay S. Patil, Shri Naresh S. Patil, Shri Arun S. Patil, Shri Deorao S. Patil & Ku Shila S. Patil, Shri Rajanand K. Sontakke, Shri Milind K. Sontakke, Shri Dipak M. Sontakke, Ku Asha M. Sontakke & Ku Anita M. Sontakke, then jointly became the absolute legal recorded co-owners of the said property by way of succession.

c) That, during the course of time, out of the aforesaid legal heirs, Shri Arun S. Patil & Shri Milind K. Sontakke also left for heavenly abode leaving behind him his only legal heirs namely, Shri Kapil A. Patil, Shri Vishal A. Patil, Ku Madhuri A. Patil, Sau Bharti Gautam Bawangade, Smt Tulsabai A. Patil, Shri Rahul M. Sontakke & Smt Manda M. Sontakke then became the absolute legal recorded co-owners of the said property by way of succession.

d) That, all the aforesaid legal co-owners then jointly decided to partition the land owned by them and with the same view they applied for mutual partition before the Hon'ble Tahsildar, Nagpur Gramin, Nagpur, on dated 25.07.2012 and after its due process the Hon'ble Tahsildar, Nagpur Gramin, Nagpur, passed an order of partition vide its Order No. RMNo./1/SRV/2012-13 dated 12.11.2012, whereby the total area admeasuring 6.45 H.R. of the said Kh. No. 28 was sub-divided / partitioned into seven (7) equal portions of area admeasuring 0.92 H.R. and accordingly pherfhar with respect to the same was also recorded in revenue records. Thereafter, in due process and after some

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essential correction/s which were transpired in whole process the name of Shri Vaijinath S. Patil, Shri Vijay S. Patil, Shri Naresh S. Patil, Shri Deorao S. Patil, Smt Sheela D. Jibhe, Shri Kapil A. Patil, Shri Vishal A. Patil, Smt Bharti G. Bawangade, Smt Tulsabai A. Patil & Smt Madhuri V. Shambharkar were recorded on Survey / Kh. No. 28/1 for an area admeasuring 0.92 H.R., by way of aforesaid partition and as a result of which they all jointly became the absolute legal co-owners of the immovable property bearing Survey / Kh. No. 28/1 & Smt Sharjabai H. Jamgade became the absolute legal owner of the immovable property bearing Kh. No. 28/2, for an area admeasuring 0.92 H.R., by way of aforesaid partition, and their names were also recorded as absolute legal owner/s on all the Government, Semi-Government records.

e) That, the aforesaid Shri Vaijinath S. Patil & Others, title holders of Kh. No. 28/1 then jointly decided to sell the immovable property hereby described bearing Kh. No. 28/1 and accordingly sold the same to Shree Kashyap Builders Pvt. Ltd., vide registered sale deed registered at Sr. No. 7610 on dated 20.11.2015 before the Sub-registrar No. 10 Nagpur Gramin, Nagpur. So also, Smt Sharjabai H. Jamgade also decided to sell the immovable property bearing Kh. No. 28/2 owned by her and accordingly sold the same to Shree Kashyap Builders Pvt. Ltd., vide registered sale deed registered at Sr. No. 7609 on dated 20.11.2015 before the Sub-registrar No. 10 Nagpur Gramin, Nagpur, as a result of which Shree Kashyap Builders Pvt. Ltd., then became the absolute exclusive legal owner of Kh. No. 28/1 area admeasuring 0.92 H. R. & 28/2 area admeasuring 0.92 H. R., in total 1.84 H.R. and its name was also record on all the Government, Semi-Government records as absolute legal owner/s thereof.

f) That, Shree Kashyap Builders Pvt. Ltd., then decided to sell the aforesaid Kh. No. 28/1 & 28/2 and accordingly sold the same to M/s Shree Realtors, a Partnership Firm, vide registered sale deed registered at Sr. No. 13545 on dated 22.12.2021 before the Sub-registrar No. 7 Nagpur, as a result of which the said partnership firm then became the absolute legal owner of the same.

g) Further, the title holder decided to develop the aforesaid land/s into residential estate by carving layout scheme therein and accordingly prepared a map and submitted the same for its approval which has been tentatively approved by Executive Engineer, NMRDA, Nagpur, on dated 16.06.2022. So also, the NMRDA, Nagpur, has issued NA Order with respect to the said property vide its letter bearing No. 7472 dated 05.09.2022.

h) That, for the purpose of verification of title, the following documents relating to said property are provided to me,

i. Copy of Sale Deed registered in favor of M/s Shree Realtors by Shree Kashyap Builders Pvt. Ltd., registered on dated 22.12.2021 registered at Sr. No. 13545 before the Joint Sub-registrar No. 7, Nagpur.

ii. Copy of Sale Deed registered in favor of Shree Kashyap Builders Pvt. Ltd., by Shri V. S. Patil & Others registered on dated 20.11.2015 at Sr. No. 7610 before the Sub-registrar No. 10, Nagpur.

iii. Copy of Sale Deed registered in favor of Shree Kashyap Builders Pvt. Ltd., by Smt S. H. Jamgade & Others registered on dated 20.11.2015 at Sr. No. 7609 before the Sub-registrar No. 10, Nagpur.

iv. Copy of 7/12 abstract in the name of M/s Shree Realtors dated 10.03.2022 of Kh. No. 28/1 & 28/2.

v. Copy of tentative Layout Sanctioned Letter along with Map issued by NMRDA, Nagpur on dated 16.06.2022.

vi. Copy of NA Order dated 05.09.2022 issued by NMRDA, Nagpur.

i) That, all the aforesaid documents produce before me by M/s Shree Realtors, a Partnership Firm, to me for examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. 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.

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j) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 28/1 & 28/2 of Mouza - Lava, for the period of 30 years from Sep. 1992 to till date of Sep. 2022 in Sub-Registrar Nagpur Gramin, Nagpur, by paying necessary Search fee online with the department of Registration vide receipt GRN No. MH008110209202223E on dated 22.09.2022 (Original enclosed herewith).

k) That, during our 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 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 aforesaid property.

Nagpur

Dated : 22.09.2022

Yours Faithfully,

(P. S. Dongaonkar)
Adv.