Res. : 54 Sawarkar Nagar,
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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 ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ORANGE NAGARI"**, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of Millenium Developers & Promotors Private Limited (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"ORANGE NAGARI"**, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR , BOUNDARIES – **Boundary of Khasra No. 40 -** ON THE EAST - KHASRA NO. 21, ON THE WEST -KHASRA NO. 373 ON THE

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

NORTH - KHASRA NOS. 38, 39 41 & 42, ON THE SOUTH - KHASRA NOS. 373, 374 & 375,
Boundary of Khasra No. 41 - ON THE EAST - KHASRA NO. 39, ON THE WEST - KHASRA NO. 42, ON THE NORTH - KHASRA NOS. 47 & 48, ON THE SOUTH - KHASRA NO.,40
Boundary of Khasra No. 42/1 - ON THE EAST - KHASRA NO. 41, ON THE WEST - KHASRA NO. 42/2, ON THE NORTH - KHASRA NOS. 45 & 46, ON THE SOUTH - KHASRA NOS. 40 & 373.

(2) The Document of allotment of plot :-

(i) Sale Deed Dated 29.12.2014 for **Khasra No. 40** area of 2.65 Hectare R. executed by (1) Mr. Omprakash Baliram Kolhe, (2) Mr. Purushottam Baliram Kole, (3) Mrs. Manisha Bhaskar Khadse and (4) Smt. Venutai Baliram Kolhe in favour of Millenium Developers & Promotors Private Limited, Registered Sr. No. 26/2015 on 02.01.2015.

(ii) Sale Deed Dated 18.06.2015 for land area of 0.76 Hectare R. comprising Eastern Portion of Khasra No. 42 executed by Mr. Suresh Shamrao Kadu in favour of Millenium Developers & Promotors Private Limited, having purchased the same by it from, Registered Sr. No. 2937/2015 on 18.06.2015. The said portion of land is now renumbered as Khasra No. 42/1, having an area of 0.76 Hectare R., held in Occupancy Class-1 Rights.

(iii) Sale Deed Dated 19.08.2020 for Khasra No. 41 area of 1.66 Hectare R executed by Mr. Uddhavrao Ganpatrao Sakhale in favour of Millenium Developers & Promotors Private Limited, Registered Sr. No. 3428/2020 on 19.08.2020

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 8013 dated 21.02.2017 for Khasra No. 40; Mutation Entry No. 12907 dated 08.10.2021 for Khasra No. 41 and Mutation Entry No. 8068 dated 20.02.2017 for Khasra No. 42/1.

(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 THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR	**Millenium Developers & Promotors Private Limited**

ASHWIN R. PATIL
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54, Sawarkar Nagar,
Khamla Road, Nagpur-15

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

In accordance with the available search from the online portal the Title of Millenium Developers & Promotors Private Limited on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the Millenium Developers & Promotors Private Limited on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 03.09.2022

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Advocate

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Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Survey No. 40, 41 and 42/1 issued by Village Officer, Nagpur Rural as on date of application for registration

The name of Millenium Developers & Promotors Private Limited is recorded in the 7/12 Extract of **Survey No. 40, 41 and 42/1** issued by Village Officer, Nagpur Rural in respect of the property comprising of ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 40, 41 and 42/1** of **Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively thus **totaling 5.07 Hectare R.**, all held in Occupancy Class-1 Rights, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District – NAGPUR .

2) Mutation Entry -

The 7/12 Extract of Survey No. 40, 41 and 42/1 issued by Village Officer, Nagpur Rural reveal that vide Mutation Entry /Ferfar Entry No. Mutation/Ferfar Entry No. 8013 dated 21.02.2017 for Khasra No. 40; Mutation /Ferfar Entry No. 12907 dated 08.10.2021 for Khasra No. 41 and Mutation /Ferfar Entry No. 8068 dated 20.02.2017 for Khasra No. 42/1 the name of Millenium Developers & Promotors Private Limited is recorded as owner 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 Agricultural land bearing Khasra No. 40 of Mouza – WANADONGARI, Patwari Halka No. 46, having an area of 2.65 Hectare R., held in Occupancy Class Rights-1, Rental Rs. 9.19/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, in Tahsil – Hingna and District NAGPUR, belongs to Millenium Developers & Promotors Private Limited having purchased the same by it from (1) Mr. Omprakash Baliram Kolhe, (2) Mr. Purushottam Baliram Kole, (3) Mrs. Manisha Bhaskar Khadse and (4) Smt. Venutai Baliram Kolhe, by a Sale Deed Dated 29.12.2014, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 26/2015 on 02.01.2015.

ASHWIN R. PATIL
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54, Sawarkar Nagar,
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THAT,, in the like manner ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 0.76 Hectare R. comprising Eastern Portion being a portion of the entire land bearing Khasra No. 42 of Mouza – WANADONGARI, Patwari Halka No. 46, having an area of 1.52 Hectare R., held in Occupancy Class Rights-1, Rental Rs. 7.00/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, in Tahsil – Hingna and District NAGPUR, belongs to Millenium Developers & Promotors Private Limited having purchased the same by it from Mr. Suresh Shamrao Kadu, by a Sale Deed Dated 18.06.2015, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 2937/2015 on 18.06.2015. The said portion of land is now renumbered as Khasra No. 42/1, having an area of 0.76 Hectare R., held in Occupancy Class-1 Rights.

THAT,, in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 41 of Mouza – WANADONGARI, Patwari Halka No. 46, having an area of 1.66 Hectare R., held in Occupancy Class Rights-1, Rental Rs. 5.69/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, in Tahsil – Hingna and District NAGPUR, belongs to Millenium Developers & Promotors Private Limited having purchased the same by it from Mr. Uddhavrao Ganpatrao Sakhale, by a Sale Deed Dated 19.08.2020, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 3428/2020 on 19.08.2020 and the said Sale Deed is duly consented and signed by (1) Mr. Murlidhar Uddhavrao Sakhale, (2) Mr. Charan Uddhavrao Sakhale (3) Mrs. Pushpa Haribhau Tembhare and (4) Mrs Maya Dnyeneshwar Umale in the capacity of "Consentors" called therein.

THAT, as a result therefore the said Millenium Developers & Promotors Private Limited, has now become an exclusive, absolute and full Owner of the aforesaid Pieces of lands bearing Khasra Nos. 40, 41 and 42/1, having an area of 2.65 Hectare R., 1.66 Hectare R. and 0.76 Hectare R. respectively with heritable and transferable rights therein and the same are also accordingly mutated in its name in all relevant records and also separate 7/12 Extract.

THAT, during the course of time in pursuance of the provision of sub section(2) (2A) and (3) of Section 3 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965 (Mah. XL of 1965), the Government of Maharashtra, Urban Development Department has vide its notification MUN-2016/C.R.6/U.D.-18 dated 26-10-2016 constituted Wanadongari Municipal Council being a smaller urban area which more specifically described in the Schedule 'B' of the said notification. The aforesaid layout carved ant by the said Executant is fall under the jurisdiction of the Wanadongari Municipal Council.

ASHWIN R. PATIL
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THAT, by the said Notification the Mouza – Wanadongari of Hingna Tahsil declared as the Smaller Urban Area under the name of Wanadongari Municipal Council which is confronted with powers of independent Planning Authority under the provisions of the Maharashtra Village Panchayat Act thus excluded/free zed from the jurisdiction of the Nagpur Metropolitan Regional Development Authority (formerly the Nagpur Improvement Trust).

THAT, the Millenium Developers & Promotors Private Limited lateron decided to develop the said Piece of lands bearing Khasra Nos. 40, 41 and 42/1 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra Nos. 40, 41 and 42/1 by carving out various Plots of different sizes therein and the said layout is sanctioned and approved and regularized the said layout by Chief Executive Officer, Nagar Parishad, Wanadongari vide Letter No. न.प.वा./न.र.वि./भु.नियमी/१३८८ Dated 18.03.2022.

THAT, the aforesaid entire lands bearing Khasra Nos. 40, 41 and 42/1 are converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna vide its Order Dated 01.06.2022 passed in Revenue Case No. 35/NAP-34(Sanad)/2021-22 of Mouza – Wanadongari, P.H. No. 46.

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

(i) 7/12 Extracts of Khasra Nos. 40, 41 and 42/1.
(ii) Sale Deed Dated 29.12.2014 for Khasra No. 40 area of 2.65 Hectare R. of Millenium Developers & Promotors Private Limited.
(iii) Sale Deed Dated 18.06.2015 for land area of 0.76 Hectare R. comprising Eastern Portion of Khasra No. 42 of Millenium Developers & Promotors Private Limited.
(iv) Sale Deed Dated 19.08.2020 for Khasra No. 41 area of 1.66 Hectare R of Millenium Developers & Promotors Private Limited.
(v) Layout Plan Sanctioned Dated 18.03.2022
(vi) Non Agricultural (Residential) Order Dated 01.06.2022

THAT all the aforesaid documents produced before by Millenium Developers & Promotors Private Limited 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 Nos. 40, 41 and 42/1 of Mouza Wanadongari in Tahsil – Hingna 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 : 03.09.2022

Ashwin Patil
Advocate

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