MRS. RUBY CHAUDHARI

ADVOCATE

RES :- Flat No. 606, Sixth Floor, Fortune Empire, Beltarodi Road, Besa, Nagpur - 440034

OFF :- Block No. 112, First Floor, Fortune E

mpire, Beltarodi Road, Besa, Nagpur - 440034 Mobile No. 9372159257

Format – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Khasra/Survey No. 170/2 having an area of 0.36 Hectares R., held in Occupancy Class - 1 Rights, Khate No. 1197 of Mouza - VELA (Harishchandra), P. H. No. 38 A TOGETHERWITH a layout proposed to be carved on the said land to be known and styled as "MAI Nagari –I" Situated at Village - VELA (Harishchandra), in Tahsil – Nagpur (Gramin) and District - NAGPUR ("hereinafter referred as the said plot")

I have investigated the title of the said property on the request **Mr. Motilal Jiyalal Chaudhari Proprietor of My Assets Infra** on the basis of following documents i.e.

1) **ALL THAT** piece and parcel **of land bearing Khasra/Survey No. 170/2 having an area of 0.36 Hectares R. held in Occupancy Class 1 Rights, Khate No. 1197 of Mouza - VELA (Harishchandra), P. H. No. 38 A, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "MAI Nagari - I" situated at Village - VELA (Harishchandra), in Tahsil - Nagpur (Gramin) and District - Nagpur and the said entire layout is bounded as under :**

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To East	:-	Kh. No. 170/1
To West	:-	Existing Pandhan Road
To North	:-	Kh. No. 167 (Part)
To South	:-	Kh. No. 169

2) Document of Ownership of Present Owner :-

Sale Deed Dated 22/06/2022 for Khasra/Survey No. 170/2 executed by Mr. Raoji Shrawan Kotrunge in favour of MR. MOTILAL JIYALAL CHAUDHARI Proprietor of MY ASSETS INFRA

3) 7/12 extract issued by Competent Authority dated 02/12/2016 Mutation Entry No. 488

4) Search report for 30 years from 1992 to 2022 from Records of Registrar's office or last 30 years by paying the necessary search fee Vide Challan GRN No. MH004930743202223E Dated 13/07/2022 in the office of Sub- Registrar No. 7, Nagpur (Gramin) 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. Owner of the Khasra/Survey No. 170/2 of Mouza - Vela (Harishchandra), is MR. MOTILAL JIYALAL CHAUDHARI Proprietor of MY ASSETS INFRA

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

THAT, the property comprising ALL THAT PIECE AND PARCEL of non-agricultural land admeasuring about 0.36 H. R AS PER 7/12 EXTRACT, KHASRA/SURVEY NO. 170/2 CLASS - 1, JAMA RS. 2.20, KHATE NO. 1197, P. H. NO. 38 A, MOUZA – VELA (HARISHCHANDRA), TAH. NAGPUR (GRAMIN) DIST. NAGPUR, Originally belong to Late Shri. Shravan Gangaram Kotrunge as the inherent owner and possessor of an agriculture land Mouza - Vela (Harishchandra) Khasra No. 146/1, Khasra No. 151/1, Khasra No. 170/2 & Khasra No. 198/2 as the recorded owner. After demise of Late Shri. Shravan Gangaram Kotrunge on 09/06/2005 his legal hairs 1) Shri. Devrao shravan Kotrunge 2) Shri. Raoji Shravan Kotrunge 3) Shri. Ramkrushna Shravan Kotrunge 4) Shri. Manohar Shravan

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Kotrunge 5) Shri. Khushal Shravan Kotrunge 6) Smt. Devalbai W/o Shravan Kotrunge brought on record as per ferfar entry no. 94 dated on 01/08/2005.Thereafter Shri. Ramkrushna Shravan Kotrunge withdraw / realesed his right / claim over the above agricultural land Mouza - Vela (Harishchandra) Khasra No. 146/1, Khasra No. 151/1, Khasra No. 155/1, Khasra No. 170/2 by executing a registered deed of relinquishment which came to registered before the office of Sub Registrar Nagpur (Gramin) no. 10 at Sr. No. 5054 dated on 17/08/2005.

Thereafter that the above said land of Mouza Vela (Harishchandra) Khasra No. 146/1, Khasra No. 151/1, Khasra No. 155/1, Khasra No. 170/2 recorded in the name of co-owners 1) Shri. Devrao S. Kotrunge 2) Shri. Raoji S. Kotrunge 3) Shri. Manohar S. Kotrunge 4) Shri Khushal s. Kotrunge 5) Smt. Devalbai W/o Shravan Kotrunge. Later on the above said Khasra's were partitioned by a registered partition deed which was registered before the office of Sub Registrar Nagpur (Gramin) no. 10 at Sr. No. 5055 dated on 17/08/2005.

According to above said partition deed dated on 17/08/2005 the present vendor Shri. Raoji Shravan. Kotrunge got absolute ownership and possession of ALL THAT PIECE AND PARCEL of agricultural land admeasuring area about 0.36 H. R. , Khasra No. 170/2, Class - 1, Jama Rs. 2.20, Khate No. 1197, P. H. No. 38 A, Mouza Vela (Harishchandra), Tah. - Nagpur (Gramin) Dist. - Nagpur along-with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc. decided to sell his land and utilize the sell proceed for betterment of family.

"Whereas" the name Shri. Raoji S. Kotrunge has recorded in the land record as per fer far entry no. 488 dated on 02/12/2016.

"Whereas" that Shri. Raoji S. Kotrunge has decided to curve out layout on the above said non - agricultural land and to sell out the land in form of different sizes (plots).

AND "WHEREAS" the said land bearing Kh. No. 170/2 has been converted from agriculture to non-agriculture use, vide its order no. RA. MA. KR. 104/NAP-34/ Mouja – Velahari / Nag Gra. /2020-21, out word no./ prastu/ collector/ kavi- 95/2022. Dated on 18/01/2022.

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"WHEREAS" the Shri. Raoji S. Kotrung later on dropped the idea to proceed with carving out layout to retail of the above said land of small sizes plots and decided to collectively sale out ALL THAT PIECE AND PARCEL of agricultural land admeasuring area about 0.36 H.R., Khasra No. 170/2, Class - 1, Jama Rs. 2.20, Khate No. 1197, P. H. No. 38 A, Mouza - Vela (Harishchandra), Tah. - Nagpur (Gramin) Dist. – Nagpur to prospective purchaser.

Later on transferred their aforesaid property comprising ALL THAT PIECE AND PARCEL of land admeasuring about 0.36 HECTOR, AS PER 7/12 EXTRACT, KHASRA/SURVEY NO. 170/2 CLASS - 1, JAMA RS. 2.20, KHATE NO. 1197, P. H. NO. 38 A, MOUZA – VELA (HARISHCHANDRA), TAH. NAGPUR (GRAMIN) DIST. NAGPUR by way of sale to MR. MOTILAL JIYALAL CHAUDHARI proprietor of My Assets Infra by a documents serial no. 5357-2022 dated 22/06/2022 registered before the sub-registrar No. 7 and on the same day the Power of Attorney has been executed in favour of 'MY ASSETS INFRA' through its Proprietor SHRI MOTILAL JIYALAL CHOUDHARY which came to registered with the Sub – Registrar. No. 7 Nagpur (Gramin) at serial no. 5358-2022 dated 22/06/2022 hence finally MY ASSETS INFRA become the absolute owner & possessor of the above said land. I have examined Power of Attorney bearing No. 5358-2022 dated 22/06/2022. As well as I have also examined examined the 7/12 extract of the land in question and found and the name of Shri. Raoji Shravan Kotrung has been muted as per ferfar kramank 488 dated 02/12/2016.

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 extract as on date of application for registration – available
2) Mutation Entry No. 488 dated 02/12/2016
3) Search report for 30 years from Taken from Sub-Registrar office at Nagpur Gramin.
4) Any other relevant title. No.
5) Litigations if any- No

Nagpur

Dated : 14/07/2022

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Adv. Ruby M. Chaudhari