

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 ALL THAT Piece and Parcel of land bearing Khasra No. 89/1 having an area of 2.77 Hectares R., Rental Rs. 10.13/-, held in Occupancy Class – 1 Rights of Mouza – VELAHARI, Patwari Halka No. 38-A TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "SAHASTRABAHU NAGAR", situated at Village – Velahari in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of M/s Global Infrastructure (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 89/1** having an area of 2.77 Hectares R., Rental Rs. 10.13/-, held in Occupancy Class – 1 Rights of Mouza – VELAHARI, Patwari Halka No. 38-A TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAHASTRABAHU NAGAR"**, situated at Village – Velahari in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - KHASRA NO. 90, ON THE WEST - ROAD & KH. NOS. 86, 87 & 88, ON THE NORTH – KH. NO. 90, ON THE SOUTH – KH. NO. 85.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
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(2) The Document of allotment of plot :- Sale Deed Dated 07-10-2019 for Khasra No. 89/1 executed (1) Mr. Pankaj Chandrakant Waghmare, (2) Mr. Pravin Balkrushna Maloo (HUF), (3) Mr. Vijay Nanakramji Talda in favour of M/s Global Infrastructure through its Partners (i) Mr. Naresh Vittalrao Halmare, (ii) Mr. Siddhant Deepak Chavhan, (iii) Mr. Vijay Narayandas Harkut. Registered Serial No. 8339/2019.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2350 dated 28.12.2019.

(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 land bearing Khasra No. 89/1 having an area of 2.77 Hectares R., Rental Rs. 10.13/-, held in Occupancy Class - 1 Rights of Mouza - VELAHARI, Patwari Halka No. 38-A TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "SAHASTRABAHU NAGAR", situated at Village - Velahari in Tahsil - Nagpur (Rural) and District - NAGPUR	M/s Global Infrastructure through its Partners (i) Mr. Naresh Vittalrao Halmare, (ii) Mr. Siddhant Deepak Chavhan, (iii) Mr. Vijay Narayandas Harkut
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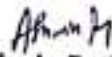
(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s Global Infrastructure on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s Global Infrastructure on the said land is enclosed herewith as annexure.

Encl. : Annexure

Nagpur.
Dated : 01.11.2022


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Advocate

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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 Extract of Survey No. 89/1 issued by Village Officer, Velahari, as on date of application for registration

The name of M/s Global Infrastructure is recorded in the 7/12 Extract of Survey No. 89/1 issued by Village Officer, Velahari in Tahsil - Nagpur (Rural) & District - Nagpur in respect of the property comprising of ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 89/1, having an area of 2.77 Hectare R., Rental Rs. 10.13/- held in Occupancy Class - I Rights of Mouza - VELAHARI, Patwari Halka No. 38-A 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 - Velahari, in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2) Mutation Entry -

The 7/12 Extract of Survey No. 89/1 issued by Village Officer, Velahari in Tahsil - Nagpur (Rural) & District - Nagpur reveal that vide Mutation Entry /Ferfar Entry No. Mutation/Ferfar Entry No. 2350 dated 28.12.2019 the name of M/s Global Infrastructure 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. 89/1, having an area of 2.88 Hectare R., Rental Rs. 11.90/- held in Occupancy Class - I Rights of Mouza - VELAHARI, Patwari Halka No. 38 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 - Velahari, in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belong to Smt. Rani Annapurnabai Raghuji Rao Bhosale, as recorded Owner thereof, being her separate ancestral property and the same is mutated in all relevant records.

THAT during the course time the aforesaid Smt. Rani Annapurnabai Raghuji Rao Bhosale left for heavenly abode on 03.12.1998 and as per Order of the Civil Court Dated 08.02.1999 vide

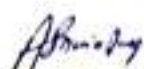
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ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
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Civil Special Case No. 16/61, the names of (i) Mr. Dilip Narayanrao Shirke, (ii) Mr. Uday Narayanrao Shirke and (iii) Mr. Uday Narayanrao Shirke had appointed the legal heirs of aforesaid Late Smt. Rani Annapurnabai Raghujirao Bhosale.

THAT the aforesaid (i) Mr. Dilip Narayanrao Shirke, (ii) Mr. Uday Narayanrao Shirke and (iii) Mr. Uday Narayanrao Shirke lateron transferred/sold their aforesaid property bearing Khasra No. 89/1, having an area of 2.88 Hectare R., Rental Rs. 11.90/- held in Occupancy Class – I Rights of Mouza – VELAHARI, Patwari Halka No. 38 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 – Velahari, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to (i) Smt. Savitaben Ramjibhai Patel, (ii) Smt. Sonal Ghanshyam Patel, (iii) Mr. Sutendrapalsingh Guruchansingh Arora and (iv) Shri. Jasbirsingh Gurucharansingh Arora jointly, by a Sale Deed Dated 08.02.2006, which is duly registered in the Office of the Sub-Registrar Nagpur in Book No. 1 at Registered Serial No. 580/2006 on even date and the same is accordingly mutated in their joint names in all relevant records.

THAT the portion of land admeasuring 0.11 Hectare R. out of the aforesaid entire Agricultural land bearing Khasra No. 89 acquired by the Competent Authority for widening of Road. The said acquired portion is now renumbered by the Revenue Authority as Khasra No. 89/2 and remaining land held by (i) Smt. Savitaben Ramjibhai Patel, (ii) Smt. Sonal Ghanshyam Patel, (iii) Mr. Sutendrapalsingh Guruchansingh Arora and (iv) Shri. Jasbirsingh Gurucharansingh Arora is renumbered as Khasra No. 89/1, having an area of 2.77 Hectare R., Rental Rs. 10.13/-, held in Occupancy Class-1 Rights.

THAT the aforesaid (i) Smt. Savitaben Ramjibhai Patel, (ii) Smt. Sonal Ghanshyam Patel, (iii) Mr. Sutendrapalsingh Guruchansingh Arora and (iv) Shri. Jasbirsingh Gurucharansingh Arora jointly lateron transferred/sold their aforesaid property bearing Khasra No. 89/1, having an area of 2.77 Hectare R., Rental Rs. 10.13/- held in Occupancy Class – I Rights of Mouza – VELAHARI, Patwari Halka No. 38-A 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 – Velahari, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to (i) Mr. Pankaj Chandrakant Waghmare, (ii) Shri Pravin Balkrushna Maloo (HUF) acting through its Karta Mr. Pravin Balkrushna Maloo and (iii) Mr. Vijay Nanakramji Talda, the Vendors named hereinabove, by a Sale Deed Dated 25.08.2015, which is duly registered at the Office Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 6525 on even date and the same is accordingly mutated in their joint names in all relevant records.


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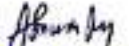
THAT the aforesaid (i) Mr. Pankaj Chandrakant Waghmare, (ii) Shri Pravin Balkrushna Maloo (HUF) acting through its Karta Mr. Pravin Balkrushna Maloo and (iii) Mr. Vijay Nanakramji Talda jointly lateron transferred/sold the property bearing Khasra No. 89/1, having an area of 2.77 Hectare R., Rental Rs. 10.13/- held in Occupancy Class – I Rights of Mouza – VELAHARI, Patwari Halka No. 38-A 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 – Velahari, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to M/s Global Infrastructure through its Partners (i) Mr. Naresh Vittalrao Halmare, (ii) Mr. Siddhant Deepak Chavhan, (iii) Mr. Vijay Narayandas Harkut, by a Sale Deed Dated 07.10.2019, which is duly registered at the Office Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Serial No. 8339/2019 on even date. As a result therefore the aforesaid M/s Global Infrastructure through its Partners (i) Mr. Naresh Vittalrao Halmare, (ii) Mr. Siddhant Deepak Chavhan, (iii) Mr. Vijay Narayandas Harkut has now become the an exclusive, absolute and full Owner of the said property bearing Khasra No. 89/1 with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records.

THAT, the aforesaid M/s Global Infrastructure lateron decided to develop the said Piece of land bearing Khasra No. 89/1 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 No. 89/1 by carving out various Plots of different sizes therein and the said layout is finally sanctioned and approved on 12.04.2022 by the Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur and in pursuance of the said Order, the said layout is finally sanctioned and approved and recommended for Non Agricultural purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/7423 Dated 22.08.2022.

THAT, the aforesaid Khasra No. 89/1 of Mouza – VELAHARI, Patwari Halka No. 38-A is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur passed in Revenue Case No. 12/N.A.P.-34/2022-2023 Dated 12-10-2022.

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 No. 89/1.
- (ii) Sale Deed Dated 08.02.2006 for Khasra No. 89/1 executed by (i) Mr. Dilip Narayanrao Shirke, (ii) Mr. Uday Narayanrao Shirke and (iii) Mr. Uday Narayanrao Shirke in favour of (i) Smt. Savitaben Ramjibhai Patel, (ii) Smt. Sonal Ghanshyam Patel, (iii) Mr. Sutendrapalsingh Guruchansingh Arora and (iv) Shri. Jasbirsingh Gurucharansingh Arora. Bearing Registered Sr. No. 580/2006.


ASHWIN R. PATIL
 Advocate
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- (iii) Sale Deed Dated 25.08.2015 for Khasra No. 89/1 executed by of (i) Smt. Savitaben Ramjibhai Patel, (ii) Smt. Sonal Ghanshyam Patel, (iii) Mr. Sutendrapalsingh Guruchansingh Arora and (iv) Shri. Jasbirsingh Gurucharansingh Arora in favour of (i) Mr. Pankaj Chandrakant Waghmare, (ii) Shri Pravin Balkrushna Maloo (HUF) acting through its Karta Mr. Pravin Balkrushna Maloo and (iii) Mr. Vijay Nanakramji Talda. Bearing Registered Serial No. 6525/2015.
- (iv) Sale Deed Dated 07.10.2019 for Khasra No. 89/1 executed by (i) Mr. Pankaj Chandrakant Waghmare, (ii) Shri Pravin Balkrushna Maloo (HUF) acting through its Karta Mr. Pravin Balkrushna Maloo and (iii) Mr. Vijay Nanakramji Talda in favour of M/s Global Infrastructure through its Partners (i) Mr. Naresh Vittalrao Halmare, (ii) Mr. Siddhant Deepak Chavhan, (iii) Mr. Vijay Narayandas Harkut. Bearing Registered Sr. No. 8339/2019.
- (v) Final Sanctioned Letter Dated 22.08.2022.
- (vi) Non-Agricultural Order Dated 12-10-2022.

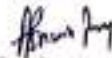
THAT all the aforesaid documents produced before by M/s Global Infrastructure to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid 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. 89/1 of Mouza – Vela Harishchandra 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 : 01.11.2022


Ashwin Patil
Advocate

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Advocate
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Khamla Road, Nagpur-15