Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

FORMAT – A

(CIRCULAR NO.28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to **Plot No.2,** total admeasuring about **5407.334 Sq.Mtr.,** situated at Khasra No.310/1, admeasuring 1.215 H.R., **Mouza – Wanadongri,** P.H No.46, Tahsil – Hingna, and District – Nagpur. (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of **M/S. L.G. DEVELOPERS & BUILDERS,** situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, acting through its Partners **1. SHRI. DEORAO S/O NAGORAO KOKATE, 2. SHRI. DHANRAJ S/O GANPATRAO BABDE, 3. SHRI. PRAKASH S/O GANPATRAO BABDE, 4. SHRI. SACHIN S/O PRABHAKARRAO CHITRIVE, 5. SHRI. NITESH S/O NARAYAN THORANE,** and following documents i.e :-

1) Description of Property

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing **Plot No.2,** total admeasuring about **5407.334 Sq.Mtr.,** situated at Khasra No.310/1, admeasuring 1.215 H.R., **Mouza – Wanadongri,** P.H No.46, Tahsil – Hingna, and District – Nagpur and the same is bounded as under:

ON THE EAST	-	NALA
ON THE WEST	-	9.00 MTR WIDE ROAD
ON THE NORTH	-	PLOT NO.1
ON THE SOUTH	-	KHASRA NO.310/3

2) The documents of allotment of plot.

1. That, Originally, M/s. Shri Shiv-Sai Developers, through its Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, had purchased the Khasra No.310/1 from Shri Subhash Mokadam & Shri Ramdas Tarpate, vide Sale Deed dated 17-06-2008, registered at Serial No.4147/2008, before Sub-Registrar, Hingna on 27-06-2008.

2. That, thereafter M/s. Shri Shiv-Sai Developers, through its Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, decided to develop the said land and therefore applied for various sanction before the Competent Authority and thereafter said agriculture land is converted for Non-Agriculture residential use by Order of Hon'ble Collector, Nagpur, having Ra.Ma.No.475/N.A.P.-34/2009-2010, dated 06-04-2010 and its Corrected Order dated 21-05-2015, vide Order No.494/2015 and accordingly got sanctioned the final layout plan from Hon'ble Chairman, NIT, Nagpur dated 16-12-2014. However the said M/s. Shri Shiv-Sai Developers, have decided to sell the entire Layout at once, as such they started finding the buyers and accordingly the present Owner M/S. L.G. DEVELOPERS AND BUILDERS have approached M/s. Shri Shiv-Sai Developers, for purchase of entire Land of Khasra No.310/1.

3. That, the Owner - M/S. L.G. DEVELOPERS AND BUILDERS, have purchased above said property from M/s. Shri Shiv-Sai Developers, through Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, vide Deed of Sale, Dated- 24/11/2020, registered at Serial No.6465/2020, before Sub-Registrar Office, Hingna. Since then the Owners are the owners of aforesaid property and their names are duly mutated in Government Records.

4. That, since the Owners have different plan in respect of aforesaid property, as such Owners have again applied for New Sanction of final Residential layout plan before Nagar Parishad, Wanadongri, Tahsil Hingna, District Nagpur and accordingly New Layout Plan is sanctioned by Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur, vide Letter Dated 02.09.2021, having No.N.P.Wa./N.R.V/Final Layout/1008 and two Plots having Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., have been sanctioned in the layout by Assistant Planner and Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur. Further Owners have been permitted to use the said Plots for Non-Agriculture Residential use and area under Residential Plots i.e. Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., is mutated in the name of Owners.

5. That, the OWNERS have decided to develop the i.e. Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., into a Residential Complex/Scheme. The OWNER have also submitted separate Building Plan/Construction Map of Plot No.2 before Nagar Parishad, Wanadongri, Tahsil Hingna, District Nagpur. Accordingly the Building Plan is sanctioned by the Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur on 18-03-2022, vide Building Permit No.N.P.Wa./N.R.VI/Sanction Construction/1389/2022. As such OWNERS have full rights to construct a Residential Scheme as per sanctioned map on the above said property and to make deed of declaration to that effect.

6. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Hingna, at Serial No.4206/2022, on 08-07-2022. The proposed building named and styled as "**GREENFIELD-4**".

3) Search report from 2002 to 2022

525/- 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 **M/S. L.G. DEVELOPERS & BUILDERS,** situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, acting through its Partners **1. SHRI. DEORAO S/O NAGORAO KOKATE, 2. SHRI. DHANRAJ S/O GANPATRAO BABDE, 3. SHRI. PRAKASH S/O GANPATRAO BABDE, 4. SHRI. SACHIN S/O PRABHAKARRAO CHITRIVE, 5. SHRI. NITESH S/O NARAYAN THORANE,** is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owner of the land

(1) **M/S. L.G. DEVELOPERS & BUILDERS,** situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, acting through its Partners **1. SHRI. DEORAO S/O NAGORAO KOKATE, 2. SHRI. DHANRAJ S/O GANPATRAO BABDE, 3. SHRI. PRAKASH S/O GANPATRAO BABDE, 4. SHRI. SACHIN S/O PRABHAKARRAO CHITRIVE, 5. SHRI. NITESH S/O NARAYAN THORANE,** are owners of **Plot No.2,** total admeasuring about **5407.334 Sq.Mtr.,** situated at Khasra No.310/1, admeasuring 1.215 H.R., **Mouza – Wanadongri,** P.H No.46, Tahsil – Hingna, and District – Nagpur.

(2) Qualifing comments/remarks if any- No

3/- The report reflecting the flow of the title of the **M/S. L.G. DEVELOPERS & BUILDERS,** situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, acting through its Partners **1. SHRI. DEORAO S/O NAGORAO KOKATE, 2. SHRI. DHANRAJ S/O GANPATRAO BABDE, 3. SHRI. PRAKASH S/O GANPATRAO BABDE, 4. SHRI. SACHIN S/O PRABHAKARRAO CHITRIVE, 5. SHRI. NITESH S/O NARAYAN THORANE** on the said land is enclosed herewith as annexure

Encl : Annexure.

Date: 16/07/2022

Akash Raut
Advocate

(Akash Raut)
Advocate