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 containing by **admeasurements 0.72 Hectare R.** being a portion of the etire land bearing **Khasra No. 21,** having total area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of **Mouza – SHANKARPUR**, Patwari Halka No. 38 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"AARAMBH CITY-2",** situated in Village – Shankarpur 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 Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre (Name of owners/ promoters) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land containing by **admeasurements 0.72 Hectare R.** being a portion of the etire land bearing **Khasra No. 21,** having total area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of **Mouza – SHANKARPUR**, Patwari Halka No. 38 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"AARAMBH CITY-2",** situated in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, BOUNDARIES – ON THE EAST – SURVEY NO. 22, ON THE WEST – ROAD, ON THE NORTH SURVEY NO. 20 AND ON THE SOUTH – REMAINING PART OF SURVEY NO. 21.

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

(2) The Document of allotment of plot :- Sale Deed Dated 10.06.2022 for land admeasuring 0.72 Hectare R. being a Portion of the entire land bearing Khasra No. 21 executed by (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul and (5) Mr. Abhay Bandu Thul in favour of M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 3535 Dated 17-08-2022.

(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 containing by **admeasurements 0.72 Hectare R.** being a portion of the etire land bearing **Khasra No. 21,** having total area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of **Mouza – SHANKARPUR**, Patwari Halka No. 38 situated in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR	M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre

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

In accordance with the available search from the online portal the Title of M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre (Owners/Promoters) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 29-10-2022

Ashwin Patil
Advocate

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

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of land admeasuring **0.72 Hectare R.** being a portion of **Khasra No. 21 issued by Village Officer, Nagpur Rural as on date of application for registration**

The name of M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre is recorded in the 7/12 Extract of Survey No. 185 issued by Village Officer, Nagpur Rural in respect of the property comprising of ALL THAT Piece and Parcel of land containing by **admeasurements 0.72 Hectare R.** being a portion of the etire land bearing **Khasra No. 21,** having total area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of **Mouza – SHANKARPUR**, Patwari Halka No. 38 situated in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of land admeasuring **0.72 Hectare R.** being a portion of **Khasra No. 21 issued by Village Officer, Nagpur Rural reveal that vide** Mutation Entry /Ferfar Entry No. 3535 Dated 17-08-2022 the name of M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre 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. 21, having an area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of Mouza – SHANKARPUR, 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 in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul, (5) Mr. Abhay Bandu Thul, (6) Mr. Raju Ramchandra Thul, (7) Smt. Shila Tarachand Hajare, as a recorded Joint Owners thereof

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

being their separate ancestral property and the same is accordingly mutated their joint names in all relevant records.

THAT the aforesaid joint owners (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul, (5) Mr. Abhay Bandu Thul, (6) Mr. Raju Ramchandra Thul, (7) Smt. Shila Tarachand Hajare jointly lateron partitioned their aforesaid Agricultural Land bearing Khasra No. 21, admeasuring 1.20 Hectares on 26.12.2019 in between themselves and the said Partition Deed is duly registered in the office of Sub-Registrar, Nagpur-7 at Serial No. 10159/2019 on 26.12.2019. THAT as per the said Partition Deed dated 26.12.2019, the land admeasuring 0.72 Hectare R. out of the entire land bearing Khasra No. 21, having total area of 1.20 Hectare R. was allotted to (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul and (5) Mr. Abhay Bandu Thul absolutely forever with heritable and transferable rights therein. As a result therefor the said (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul and (5) Mr. Abhay Bandu Thul has now became joint owners and possessor of the said Agricultural land, admeasuring 0.72 Hectare R. with all heritable and transferable rights therein.

THAT, the aforesaid said (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul and (5) Mr. Abhay Bandu Thul jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.72 Hectare R. (as per "K" prat, the area on the spot is 0.65 Hectare R.), being a Portion of the entire land bearing Khasra No. 21, having total area of 1.20 Hectare R., Land Revenue Rs. 7.80/-, held in Occupancy Class–1 Rights of Mouza – SHANKARPUR, 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 in Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre, by a Sale Deed Dated 10.06.2022, which is duly registered in the Office of the Joint Sub-Registrar Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 3301/2022 on 10.06.2022.

THAT, the said M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre lateron decided to develop the said Piece of land admeasuring 0.72 Hectare R. being a protion of the entire land bearing Khasra No. 21 having total area of 1.20 Hectare R. into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as "AARAMBH CITY-2" and the

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

said layout is tentatively sanctioned and approved by the Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on 02.03.2022 and in pursuance of the said order the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/6949 Dated 13.05.2022.

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

(i) 7/12 Extract
(ii) Partition Deed Dated 26.12.2019 made between (1) Smt. Jijabai alias Jayashree Tarachand Kamble, (2) Smt. Kanta Tryambak Lokhande, (3) Smt. Kirti Bandu Thul, (4) Mr. Sunny Bndu Thul, (5) Mr. Abhay Bandu Thul, (6) Mr. Raju Ramchandra Thul, (7) Smt. Shila Tarachand Hajare, Registered at Serial No. 10159/2019 on 26.12.2019.
(iii) Sale Deed Dated 10.06.2022 for land admeasuring 0.72 Hectare R. being a portion of Khasra No. 21 of M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre
(iv) Layout Plan tentatively Sanctioned Dated 13.05.2022

THAT all the aforesaid documents produced before by M/s Aarambh Builders and Developers acting through its Partners (1) Mr. Shankar Vitthalrao Thakre and (2) Mr. Sanket Shankar Thakre 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 land admeasuring **0.72 Hectare R.** being a portion of **Khasra No. 21** of Mouza – SHANKARPUR 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 : 29-10-2022

Ashwin Patil
Advocate

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