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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class Rights-1** of **Mouza – SHIRUL**, Patwari Halka No. 71 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"RAJEEV AGRAWAL DREAM TOWN"**, situated at Village - Shirul, Hingna, in Tahsil – Hingna and District – NAGPUR **(hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land bearing **Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class Rights-1** of **Mouza – SHIRUL**, Patwari Halka No. 71 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"RAJEEV AGRAWAL DREAM TOWN"**, situated at Village - Shirul, Hingna, in Tahsil – Hingna and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	KHASRA NO. 103,
ON THE WEST	-	KHASRA NO. 118 & NALA,
ON THE NORTH	-	KHASRA NO. 92, 93, 94, 96
ON THE SOUTH	-	KHASRA NO. 114, 115, 117

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

(2) Document of Ownership of Present Owner :-

(a) Sale Deed Dated 16-01-2013 executed by Tirumala Developers in favour of (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal, Reg. No. 265/2013 on 17-01-2013.

(3) 7 /12 extract issued by Competent Authority dated 04-03-2013 Mutation Entry No. 1647.

(4) Search report for 30 years from 1992 to 2021 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 No. 116 of Mouza – SHIRUL is (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal.

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

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class-1 Rights, of Mouza – SHIRUL, Patwari Halka No. 71, 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 – Shirul, Hingna in Tahsil – Hingna and District – NAGPUR, Originally belonged to Mr. Manik Govinda Chinchurkar, as a recorded Owner thereof being their separate property.

THAT the said Mr. Manik Govinda Chinchurkar lateron agreed to sale the aforesaid property comprising Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class-1 Rights, of Mouza – SHIRUL, Patwari Halka No. 71, situated at Village – Shirul, Hingna in Tahsil – Hingna and District – NAGPUR to Tirumala Developers through Partners (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal, by an Agreement to Sell Dated 25-06-2008, which is duly impounded by the Collector of Stamp Nagpur Rural in EVN Case No. 60/2011-12 on 23-06-2021.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
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THAT in pursuance of the aforesaid Agreement dated 25-06-2008, the said Mr. Manik Govinda Chinchurkar lateron agreed to sale the aforesaid property comprising Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class-1 Rights, of Mouza – SHIRUL, Patwari Halka No. 71, situated at Village – Shirul, Hingna in Tahsil – Hingna and District – NAGPUR by way of sale to Tirumala Developers through Partners (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal, by a Sale Deed Dated 04-07-2011, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 3793 on 04-07-2011.

THAT Tirumala Developers through Partners (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal lateron agreed to sale the aforesaid property comprising Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class-1 Rights, of Mouza – SHIRUL, Patwari Halka No. 71, situated at Village – Shirul, Hingna in Tahsil – Hingna and District – NAGPUR to (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal, by an Agreement to Sell Dated 13-09-2011, which is registered in the Office of the Sub Registrar Hingna in Book No. 1 at Registered Serial No. 4758/2011 on 13-09-2011.

THAT, Tirumala Developers through Partners (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal lateron executed Irrevocable General Power of Attorney on 13-09-2011 thereby appoint (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal as **their** duly Constituted Attorneys to execute Sale Deed and the said General Power of Attorney is also registered in the Office of the Sub Registrar Hingna in Book No. 4 at Registered Serial No. 4760/2011 on 13-09-2011.

THAT in pursuance of the aforesaid Agreement dated 13-09-2011, the said Tirumala Developers through Partners (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal acting through their Power of Attorney Holders (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal lateron transferred/sold the aforesaid property comprising Khasra No. 116 having an area of 4.75 Hectare R., Rental Rs. 13.00/- held in Occupancy Class-1 Rights, of Mouza – SHIRUL, Patwari Halka No. 71, situated at Village – Shirul, Hingna in Tahsil – Hingna and District – NAGPUR by way of sale to (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv

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Chunnilal Agrawal, by a Sale Deed Dated 16-01-2013, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 265/2013 on 16-01-2013.

THAT, (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal jointly lateron decided to develop the said Piece of land bearing Khasra No. 116 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 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/6523 Dated 14-01-2022.

Nagpur.
Dated : 25.02.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate

FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract as on date of application for registration - available.

2) Mutation Entry No. 1647 dated 04-03-2013.

3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur (Rural)

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur.
Dated : 25.02.2022

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Advocate

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