

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

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Format A (Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 80/1 admeasuring 1.46 HR held in Occupancy Class-Rights of Mouza-Jamtha, bearing P. H. No. 42, situated within the limits of Village Jamtha in Tahsil Nagpur (Rural) and District Nagpur (hereinafter referred as the said Kh. No. 80/1 (as per NMRDA Map Kh. No. 82) Layout Known as "MAULI NAGAR- 14 SECTOR -D")

I have investigated the title of the said plot on the request of 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, acting through its Authorized Director Shri. Pramod Satyanarayan Agrawal

and following documents i.e.:

1) Description of the property.

All that piece and parcel of land bearing Kh. No. 80/1 admeasuring 1.46 HR held in Occupancy Class-Rights of Mouza-Jamtha, bearing P. H. No. 42, situated within the limits of Village Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

East :	Kh. No. 4/2, 4/3 of Mz. Gawasi Manapur
West :	Kh. No. 84/2 & 83
North :	Kh. No. 80/2
South :	Road.

Upon it a layout known and styled as "MAULI NAGAR-14 SECTOR -D"

- 2) a) Copy of Registered Sale Deed executed by 1) Shri. Ramchandra Zinguji Dandekar, 2) Sau. Nilima Avinash Urade, 3) Ku. Sushama Dnyaneshwar Dandekar, 4) Smt. Nirmala Dnyaneshwar Dandekar in favour of M/s. Vidarbha Homes Pvt. Ltd. acting through its director Shri. C.L. Rajam, acting through his POA holder Shri. C. Shrikanth S/o. C. L. Rajam, same was registered in the office of Sub-Registrar Nagpur (Rural) No.10, at Sr. No. 1765/2006, dated 24/03/2006. (Kh No. 80 ad 2.46 HR)
- b) Copy of Order issued by District Superintendent of Land Record, dated 09/12/2011.
- c) Copy of Registered Agreement to sell executed by M/s. Vidharbha Homes Pvt. Ltd, through its director Shri. C. Shrikant S/o. C. L. Rajam in favour of Sau. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at SR. No.5602/2022, dated 29/06/2022.
- d) Copy of Registered Sale Deed executed by M/s. Vidarbha Homes Pvt. Ltd. acting through its director Shri. C. Shrikanth S/o. C. L. Rajam in favour of 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 5623/2022, dated 30/06/2022. (Kh. No. 80 admeasuring 1.46 HR).
- 3) Copy of 7/12 extract of Kh. No. 80/1 issued in the name of 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan dated 02.11.2022.
- 4) Search report for 30 years from 02/11/1992 till 02/11/2022

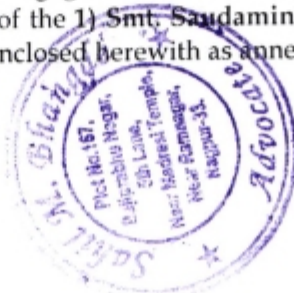
2/ - On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, is clear, marketable and without any encumbrances.

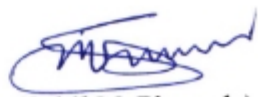
Owners of the land

1. 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan - Kh. No. 80/1 (as per NMRDA Map Kh. No. 82) admeasuring about 1.46 Hec. R.
2. I am of the opinion that 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, are the legal owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, on the said land is enclosed herewith as annexure.

Encl : Annexure.




(Sahil M. Bhangde)
Advocate.

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FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. That Originally, all that piece and parcel of land bearing Kh. No. 80 (Old 60/2, 92/1 & 92/2) admeasuring 2.46 HR of Mouza-Jamtha, bearing P. H. No. 42 belongs to Shri. Zingaji Ramaji Dandekar, as per the records of Adhikar Abhilekh Panji, prepared U/s. 115 of Madhya Pradesh land Revenue Code 1955.
- B. Shri. Zingaji Ramaji Dandekar, had left for heavenly abode on 05/04/1988 and consequently upon his death the aforesaid property inherited by his following legal heirs namely 1) Shri. Ramchandra Zingaji Dandekar and Shri. Dnyaneshwar Zingaji Dandekar, by virtue of intestate succession.
- C. That Shri. Dnyaneshwar Zingaji Dandekar, had left for heavenly abode on 04/07/2005 and consequently upon is death the share of the aforesaid property inherited by his following legal heirs namely 1) Smt. Nirmala Dnyaneshwar Dandekar, 2) Sau. Nilima Avinash Urade and Mrs. Sushma Dnyaneshwar Dandekar and accordingly their names were duly mutated in the 7/12Extracts and the co-owners of the aforesaid property by virtue of the intestate succession.
- D. That 1) Shri. Ramchandra Zingaji Dandekar, 2) Smt. Nirmala Dnyaneshwar Dandekar, 3) Sau. Nilima Avinash Urade and 4 Miss. Sushma Dnyaneshwar Dandekar, thereafter jointly sold out the aforesaid entire land bearing KH. No. 80 admeasuring 2.46 HR to M/s. Vidarbha Homes Pvt. Ltd, by executing a Registered Sale Deed, by executing a Registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 10, at Sr. No. 1765, dated 24/03/2006.
- E. That during the course of re-survey and re-measurement there was a mistake occurred at the hand of Government Authorities, while recording the names of respective owners of their khasras in the 7/12 extracts which is thereafter rectified by the order of District Superintendent of Land Revenue dated 09/12/2011, whereby the Kh. No. 80 renumbered as Kh. No. 82 and KH. No. 82 renumbered as Kh. No. 80.
- F. That M/s. Vidarbha Homes Pvt. Ltd. acting through its director Shri. C. Srikanth S/o C. L. Rajam, thereafter agreed to sell the Northern Portion of land bearing KH. No. 80 (As per NMRDA KH. No. 82) admeasuring 0.99 HR out of 2.45 HR (as per 7/12Extracts 2.46 HR) to M/s. K. S. Shreya Homes and Infrastructure Pvt. Ltd, through its Director Shri. Nirmalkumar Shankarrao Athawle, by executing a Registered Agreement to sell, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 3200/2022, dated 19/04/2022.
- G. That in pursuance of the agreement to sell, dated 19/04/2022, M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam, had sold out the schedule North Kh. No. 80 admeasuring 2.99 HR to M/s. K. S. Shreya Homes and Infrastructure Pvt. Ltd, through its Director Shri. Nirmalkumar Shankarrao Athawle, by executing a Registered Agreement to sell, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 3200/2022, dated 19/04/2022 and accordingly the said portion of land admeasuring 0.99 HR was renumbered as Kh. No. 80/2 and remaining land admeasuring 1.46 HR was renumbered as Kh. No. 80/1.
- H. That M/s. Vidharbha Homes Pvt. Ltd, through its director Shri. C. Shrikant S/o. C. L. Rajam thereafter agreed to sell the Southern remaining land admeasuring 1.46 HR out of Kh. No. 80 (Now Kh. No. 80/1) to Sau. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, by executing the registered Agreement to sell, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at SR. No.5602/2022, dated 29/06/2022.
- I. That in pursuance of Agreement to Sell dated 29.06.2022, M/s. Vidarbha Homes Pvt. Ltd. acting through its director Shri. C. Shrikanth S/o. C. L. Rajam had sold out the southern portion of Kh. No. 80 admeasuring 1.46 HR to 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 5623/2022, dated 30/06/2022.
- J. That by virtue of aforesaid transactions, 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan, became the sole and absolute owner of the schedule property and their names are



duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.

- K. That the aforesaid Owner i.e. 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan had decided to develop the said land bearing Agricultural land bearing Kh. No. 80/1 admeasuring about 1.46 Hec. R. situated at Mouza - Jamtha, P.H. No. 42, by demarcating a residential layout upon schedule land to be Known and Styled as "MAULI NAGAR-14- SECTOR - D".
- L. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing Kh. No. 80/1 admeasuring about 1.46 Hec. R. situated at Mouza - Jamtha, P.H. No. 42, to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur
- M. I am of the opinion that 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan are the legal owners of land bearing All that piece and parcel of the Agricultural land bearing Kh. No. 80/1 admeasuring about 1.46 Hec. R. situated at Mouza - Jamtha, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide GRN No. MH010087884202223E dated 03/11/2022.

1) 7/12 extract of Kh. No. 80/1 issued in the name of 1) Smt. Saudamini Nirmalkumar Athavale and Smt. Mithila Sangit Chauhan dated 02.11.2022.

2) Mutation Entry No - Ferfar Entry No. 7042, dated 21.09.2022

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

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur:

Dated : 03.11.2022



(Sahil M. Bhangde)
Advocate



CHALLAN
MTR Form Number-6



GRN MH010087884202223E	BARCODE	Date 03/11/2022-15:19:55	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	266
Type of Payment Search Fee		PAN No.(If Applicable)	AMZPB5432A
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	Adv Sahil M Bhangde
Location NAGPUR			
Year 2022-2023 From 03/11/1991 To 03/11/2022		Flat/Block No.	Plot No. 167
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Bajiprabhu Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	
		Kh. No. 80/1 Mz Jamtha bearing P. H. No. 42 Village Jamtha	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572022110322322 IK0BYLHZA2
Cheque/DD No.		Bank Date	RBI Date 03/11/2022-15:24:20 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9422148978
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.