

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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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. 39/1, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.21 Hectare R., Rental Rs. 4.78/-, held in Occupancy Class - 1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "ANANDAM ELITE-PHASE-III", situated at 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. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare (Name of owners/ promoters) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 39/1, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.21 Hectare R., Rental Rs. 4.78/-, held in Occupancy Class - 1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "ANANDAM ELITE-PHASE-III", situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, BOUNDARIES – ON THE EAST – KH. NO. 39/2, ON THE WEST – KH. NOS. 38 & 123, ON THE NORTH KH. NO. 36 AND ON THE SOUTH – KH. NOS. 46 & 47.**

(2) The Document of allotment of plot :- Sale Deed Dated 13-04-2022 for Khasra No. 39/1 executed by Mr. Omprakash Gokuldas Bajaj in favour of M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare.

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- (3) 7/12 extract issued by Competent Authority Mutation Entry No. 3213 Dated 12-05-2022.
- (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 Non Agricultural Land bearing Khasra No. 39/1 , of Mouza - SHANKARPUR , Patwari Halka No. 42, having an area of 1.21 Hectare R. , Rental Rs. 4.78/-, held in Occupancy Class - 1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR	M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare
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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. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare (Owners/Promoters) 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. 39/1 issued by Village Officer, Nagpur Rural as on date of application for registration

The name of M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare is recorded in the 7/12 Extract of Survey No. 39/1 issued by Village Officer, Nagpur Rural in respect of the property comprising of ALL THAT Piece and Parcel of Non Agricultural Land bearing Khasra No. 39/1, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.21 Hectare R., Rental Rs. 4.78/-, held in Occupancy Class - 1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Survey No. 39/1 issued by Village Officer, Nagpur Rural reveal that vide Mutation Entry /Ferfar Entry No. 3213 dated 12-05-2022 the name of M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare 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 Non Agricultural Land bearing Khasra No. 39, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an total area of 2.23 Hectare R., Rental Rs. 8.81/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to (1) Mr. Mohan Bhaskar Manekar, (2) Mr. Madan Bhaskar Manekar, (3) Mangesh Bhaskar Manekar, (4) Mrs. Meenabai Arun Sharekar, (5) Smt. Chandraprabhabai alias Shalini Bhaskar Manekar, (6) Mrs. Suvarnabai Satish Thosar, being their ancestral property.

THAT, (1) Mrs. Meenabai Arun Sharekar, (2) Smt. Chandraprabhabai alias Shalini Bhaskar Manekar (3) Mrs. Suvarnabai Satish Thosar relinquished their share in the Khasra No. 39, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an total area of 2.23 Hectare R., Rental Rs. 8.81/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of


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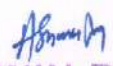
Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of (1) Mr. Mohan Bhaskar Manekar, (2) Mr. Madan Bhaskar Manekar, (3) Mangesh Bhaskar Manekar, by Relinquishment Deed dated 17-06-2006, which is duly registered in the office of the Joint Sub Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 2934/2006 on 17-06-2006.

THAT, (1) Mr. Mohan Bhaskar Manekar, (2) Mr. Madan Bhaskar Manekar, (3) Mangesh Bhaskar Manekar lateron jointly transferred/sold Khasra No. 39, of Mouza - SHANKARPUR, Patwari Halka No. 42, having an total area of 2.23 Hectare R., Rental Rs. 8.81/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Ashtavinayak Developers though its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal, by a Sale Deed Dated 21-08-2006, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4193/2006 on 21-08-2006.

THAT, M/s. Ashtavinayak Developers though its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal lateron agreed to sell the land admeasuring 1.21 Hectare R. out of the entire land bearing Khasra No. 39 having an total area of 2.23 Hectare R., Rental Rs. 8.81/-, held in Occupancy Class - 1 Rights of Mouza - SHANKARPUR, Patwari Halka No. 42, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR to Mr. Omprakash Gokuldas Bajaj, by an Agreement for Sale Dated 04-10-2011, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 4486/2011 on 04-10-2011.

THAT, M/s. Ashtavinayak Developers though its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal lateron executed General Power of Attorney on 04-10-2011 thereby appoint Mr. Omprakash Gokuldas Bajaj as their duly Constituted Attorney to execute Sale Deed / Agreement to Sell and the said General Power of Attorney is also registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 4487/2011 on 04-10-2011.

THAT, in pursuance of the said Agreement Dated 04-10-2011, M/s. Ashtavinayak Developers though its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal


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through Power of Attorney Holder Mr. Omprakash Gokuldas Bajaj lateron transferred/sold the land admeasuring 1.21 Hectare R. out of the entire land bearing Khasra No. 39 having an total area of 2.23 Hectare R., Rental Rs. 8.81/-, held in Occupancy Class - 1 Rights of Mouza - SHANKARPUR, Patwari Halka No. 42, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to Mr. Omprakash Gokuldas Bajaj, by a Sale Deed Dated 19-07-2014, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 7636/2014 on 19-07-2014 and subsequently executed a Correction Deed on 19-07-2014, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 9636/2014 on 15-09-2014.

THAT, the portion of land 1.21 Hectare R. out of the entire land bearing Khasra No. 39 is now renumbered as Khasra No. 39/1.

THAT, Mr. Omprakash Gokuldas Bajaj lateron transferred/sold the Khasra No. 39/1 having an total area of 1.21 Hectare R., Rental Rs. 4.78/-, held in Occupancy Class - 1 Rights of Mouza - SHANKARPUR, Patwari Halka No. 42, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare, by a Sale Deed Dated 13-04-2022, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 3087/2022 on 13-04-2022.

THAT, M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare lateron decided to develop the said Piece of land bearing Khasra No. 39/1 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 to be known and styled as **"ANANDAM ELITE-PHASE-III"** and the said layout is tentatively sanctioned and approved and recommended for Demarcation and Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. E.E./NMRDA/7708 Dated 20-10-2022.

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

- (i) 7/12 Extract of Khasra No. 39/1.
- (ii) Relinquishment Deed dated 17-06-2006 for Khasra No. 39 executed by (1) Mrs. Meenabai Arun Sharekar, (2) Smt. Chandrabhabhai alias Shalini Bhaskar Manekar (3) Mrs. Suvarnabai Satish Thosar in favour of (1) Mr. Mohan Bhaskar Manekar, (2) Mr.


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Madan Bhaskar Manekar, (3) Mangesh Bhaskar Manekar, Registered Serial No. 2934/2006 on 17-06-2006.

(iii) Sale Deed Dated 21-08-2006 for Kh. No. 39 executed by (1) Mr. Mohan Bhaskar Manekar, (2) Mr. Madan Bhaskar Manekar, (3) Mangesh Bhaskar Manekar in favour of M/s. Ashtavinayak Developers through its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal, Registered Serial No. 4193/2006 on 21-08-2006.

(iv) Agreement for Sale Dated 04-10-2011 for land admeasuring 1.21 Hectare R. out of the entire land bearing Khasra No. 39 executed by M/s. Ashtavinayak Developers through its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal in favour of Mr. Omprakash Gokuldas Bajaj, Registered Serial No. 4486/2011 on 04-10-2011.

(v) General Power of Attorney Dated 04-10-2011 executed by M/s. Ashtavinayak Developers through its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal in favour of Mr. Omprakash Gokuldas Bajaj, Registered Serial No. 4487/2011 on 04-10-2011.

(vi)

(vii) Sale Deed Dated 19-07-2014 for land admeasuring 1.21 Hectare R. out of the entire land bearing Khasra No. 39 executed by M/s. Ashtavinayak Developers through its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal in favour of Mr. Omprakash Gokuldas Bajaj, Registered Serial No. 7636/2014 on 19-07-2014.

(viii) Correction Deed dated 19-07-2014 executed by M/s. Ashtavinayak Developers through its Partners (1) Mr. Girish Motilal Jaiswal, (2) Mr. Ajay Krushnamohan Jaiswal through Power of Attorney Holder Mr. Omprakash Gokuldas Bajaj in favour of Mr. Omprakash Gokuldas Bajaj, Registered Serial No. 9636/2014 on 15-09-2014.

(ix) Sale Deed Dated 13-04-2022 for Kh. No. 39/1 executed by Mr. Omprakash Gokuldas Bajaj in favour of M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare, Registered Serial No. 3087/2022 on 13-04-2022.

(x) Layout Plan tentatively Sanctioned Dated 20-10-2022

THAT all the aforesaid documents produced before by M/s. Waghmare Developers through its Proprietor Mr. Pankaj Chandrakant Waghmare 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. 39/1 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 : 01.11.2022


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