HARSHAL GHUMDE

Advocate

1/A-3, Vrindavan Apartments,
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Ph. No. 9860990321

Date:- 20th October 2022

To,
MahaRERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to the All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur and bounded as under:

TO THE EAST	:	By Umrer Highway
TO THE WEST	:	By field property of Shahu
TO THE NORTH	:	By kanha Celebration Hall
TO THE SOUTH	:	By Vihirgaon Bahadura Shiv Pandhan

Sir/Madam

1) I have investigated the title of the said land on the request of **SARASWA INFRATECH THROUGH PARTNERS SHRI RAVINDRA KODE** and the following documents i.e

A) Description of the property:- All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur and bounded as under:

TO THE EAST	:	By Umrer Highway
TO THE WEST	:	By field property of Shahu

HARSHAL GHUMDE ADVOCATE

TO THE NORTH : By kanha Celebration Hall

TO THE SOUTH : By Vihirgaon Bahadura Shiv Pandhan

b) The documents of allotment of Land:-

Sr. No.	Nature of Document	Number, Date and Year	Whether original / certified copy/ registration copy
1	Sale Deed	Serial No. 2369 dated 26.03.2022	Original
2	Sale Deed	Serial No. 4807 dated 1.12.2003	Original
3	Village Form No. 8-A	25.04.2022	Certified copy
4	Patwari Map		Certified copy

c) 7/12 extract

1	7/12	25.04.2022	Certified copy

d) I have gone through the documents in relation to the aforesaid property and had already applied for taking the necessary search of the registration record maintained by the Sub Registrar, Nagpur from the year 2010 to 2022 vide receipt no. MH009590457202223E dated 20.10.2022

2) On perusal of above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **SARASWA INFRATECH THROUGH PARTNERS SHRI RAVINDRA KODE** are clear, marketable and without any encumbrances.

3) The project reflecting the flow of the title of **SARASWA INFRATECH THROUGH PARTNERS SHRI RAVINDRA KODE** of the aforesaid land is enclosed herewith as annexure.

Place : Nagpur
Date : 20.10.2022

(Signature of Advocate)

HARSHAL GHUMDE
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Date:- 20th October 2022

FORMAT-A

FLOW OF TITLE OF THE SAID LAND

1) From the aforesaid verification of the documents, it is seen that All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur was owned by Shri Hairaman Rangrao Dhoble.

2) It is seen that Shri Hariraman Rangrao Dhoble transferred All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur in favour of Mr. Sanjay Awatare by way of sale deed dated 1.12.2003 which is duly registered before the Sub Registrar, Nagpur No.10 in Addl. Book No.1 at serial no. 4807.

3) It is seen that thereafter Mr. Sanjay Awatare transferred All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur in favour of Saraswa Infratech

through partners Shri Ravindra Kode by way of sale deed dated 26.03.2022 which is duly registered before the Sub Registrar, Nagpur (Gramin) No. 7 at serial no. 2369.

4) It is seen that the name of Saraswa Infratech through partners Shri Ravindra Kode is duly mutated in the 7/12 extracts and other government records.

5) However, only entry of the registration of the documents can be verified from the Token registrar / day book. As per procedure adopted in the office of the Sub Registrar only name of the purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register / day book. In Nagpur Encumbrances certificate is not issued by the Sub Registrar offices. In view of abovementioned reasons, unavailable records, non availability of on line and computerized search, concurrent jurisdiction of the Sub Registrar office, It is necessary to obtain affidavit from Saraswa Infratech through partners Shri Ravindra Kode in relation to non execution of any type of the document / mentioning no transaction of any kind has taken place in respect of the property at any of the Sub Registrar office, Nagpur (Gramin) or any other place till this date etc. and also no availed loan facility from other bank and no litigation till date.

6) From the aforesaid search it is seen that Saraswa Infratech through partners Shri Ravindra Kode is the owner of All that piece and parcel of Agricultural land bearing Khasra No. 104/1, Mouza-Bahadura, P.S.K. 35, having an area 0.86 H.R, Rental Rs. 1.57 held in Bhogwatdar Class-1 Rights, Khata No. 67 including all trees, shrubs, passage, right of way, path ways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Bahadura in Tahsil Nagpur (Rural) and District Nagpur and has acquire the right, title and interest therein.

The entire documents handed over to me for the purposes of search are being returned herewith.

Place : Nagpur
Date : 20.10.2022

(Signature of Advocate)

HARSHAL GHUMDE
Advocate
Apartments,
College,
@rediffmail.com

ENCLOSURE:- SEARCH RECEIPT NO. MH009590457202223E dated 20.10.2022