

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

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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 Building 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 Plot No. 9 containing by admeasurements **952.90 Sq. Mtrs. (i.e 10257.01 Sq. Ft.)** out of the layout known and styled as "**OZEN SECTOR-09**", being a portion of the entire land bearing Khasra No. 3/1 of **Mouza - SHANKARPUR**, Patwari Halka No. 38-A (Old Patwari Halka No. 42), **TOGETHERWITH** a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**SHIWANI PRIDE**", situated at Village - Shankarpur, within the limits of the Grampanchayat Vela (Hari) 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. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut and (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. 9** containing by admeasurements **952.90 Sq. Mtrs. (i.e 10257.01 Sq. Ft.)** out of the layout known and styled as "**OZEN SECTOR-09**", being a portion of the entire land bearing Khasra No. 3/1 of **Mouza - SHANKARPUR**, Patwari Halka No. 38-A (Old Patwari Halka No. 42), **TOGETHERWITH** a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**SHIWANI PRIDE**", situated at Village - Shankarpur, within the limits of the Grampanchayat Vela (Hari) in Tahsil - Nagpur (Rural) and

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District – NAGPUR BOUNDARIES :- ON THE EAST - PLOT NO 10, ON THE WEST - PLOT NO. 08, ON THE NORTH - PLOT NOS. 11 & 12, ON THE SOUTH - 24 MTRS. WIDE ROAD.

(2) The Document of allotment of plot :- Sale Deed Dated 13-04-2022 for Plot No. 9 executed by M/s Ozen Realities, a Partnership Firm, acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Sureshchandra alias Suresh Chunnilal Agrawal, (3) Mr. Rajeev Chunnilal Agrawal and (4) Mr. Rahul Jiwan Bhajan in favour of M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut, which is duly registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Registered Serial No. 3075/2022 on 13-04-2022.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 3211 Dated 08-05-2022 for Plot No. 9.

(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 bearing Plot No. 9 containing by admeasurements 952.90 Sq. Mtrs. (i.e 10257.01 Sq. Ft.) out of the layout known and styled as "OZEN SECTOR-09", being a portion of the entire land bearing Khasra No. 3/1 of Mouza – SHANKARPUR, Patwari Haika No. 38-A (Old Patwari Haika No. 42), situated at Village – Shankarpur, within the limits of the Grampanchayat Vela (Hari) in Tahsil - Nagpur (Rural) and District – NAGPUR	M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut
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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. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure
Nagpur.
Dated : 12.11.2022


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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 Extract of Plot No. 9 issued by Village Officer, Nagpur Rural as on date of application for registration

The name of M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut is recorded in the 7/12 Extracts of Plot No. 9 being a portion of the entire land bearing Khasra No. 3/1 of Mouza – SHANKARPUR, situated at Village – Shankarpur, within the limits of the Grampanchayat Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR .

- 2) Mutation Entry -

The 7/12 Extract of Plot No. 9 issued by Village Officer, Nagpur Rural reveal that vide Mutation Entry No. 3211 Dated 08-05-2022 for Plot No. 9 the name of M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut 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 (Rural).

THAT, ALL THOSE Pieces and Parcel of Agricultural land bearing Kh. Nos. 25/1, 25/2K, 25/2Kh, 25/2G, 25/2Gh, 25/2D, 25/3, 25/2Ch, 29/3, 74/1, 74/2Kh, 75, 76, 77/1, 77/2, 78/1, 78/2, 79/2K, 78/3, 79/1K, 79/1Kh, admeasuring (in Acres) 9.40, 0.74, 0.05, 0.22, 0.26, 0.27, 2.00, 0.24, 16.95, 1.16, 0.25, 1.09, 6.69, (for Kh No. 77/1,77/2) 0.18, 1.51, 0.26, 0.15, 0.18, 0.22, 1.04 respectively Total land 42.86 Acres of Mouza – SHANKARPUR (KHARI & WADI), Patwari Halka No. 38-A (Old Patwari Halka No. 42), held in Occupancy Class-1 Rights, Rental Rs. 13.68/-, Khate No. 42 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 Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Smt. Tulsabai Krushnarao Ghatwai, being her ancestral property.

THAT, Smt. Tulsabai Krushnarao Ghatwai transferred/sold the aforesaid Kh. Nos. 25/1, 25/2K, 25/2Kh, 25/2G, 25/2Gh, 25/2D, 25/3, 25/2Ch, 29/3, 74/1, 74/2Kh, 75, 76, 77/1, 77/2, 78/1,

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78/2, 79/2K, 78/3, 79/1K, 79/1Kh, admeasuring (in Acres) 9.40, 0.74, 0.05, 0.22, 0.26, 0.27, 2.00, 0.24, 16.95, 1.16, 0.25, 1.09, 6.69, (for Kh No. 77/1, 77/2) 0.18, 1.51, 0.26, 0.15, 0.16, 0.22, 1.04 respectively Total land 42.86 Acres, of Mouza – SHANKARPUR (KHARI & WADI) by way of sale to Mr. Laxmikanth Krushnarao Nickkawade and Mr. Madhusudan Krushnarao Nickkawade, by a Sale Deed Dated 06-02-1970, which is duly registered in the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Registered Serial No. 662 on 06-02-1970.

THAT, the aforesaid Mr. Laxmikanth Krushnarao Nickkawade, Mr. Madhusudan Krushnarao Nickkawade, along with their father Mr. Krushnarao Nickkawade and mother Mrs. Gangubai Krushnarao Nickkawade lateron jointly partitioned their properties (including the aforesaid property) in between them and in terms of which the aforesaid property comprising Old Khasra Nos. 29/3, 74/1, 74/2Kh, 75, 76, 77/1, 77/2, 78/1, 78/2, 79/2K, 78/3, 79/1K, 79/1Kh admeasuring in acres 16.95, 1.16, 0.25, 1.09, 6.69, (for Kh No. 77/1, 77/2) 0.18, 1.51, 0.26, 0.15, 0.16, 0.22, 1.04 respectively Total land in acres 29.68 of Mouza – SHANKARPUR (KHARI & WADI) was allotted to the exclusive share of Mr. Madhusudan Krushnarao Nickkawade absolutely forever with heritable and transferable rights therein by a Deed of Partition Dated 06-02-1970, which is duly registered in the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Registered Serial No. 661 on 06-02-1970.

THAT, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha) out of the said Khasra Nos 75, 76, 77/1, 77/2, 78/1, 79/1Kh, 74/1, 74/2Kh (re-measurement No. 147, 148 and 149) of Mouza – SHANKARPUR (KHARI & WADI) are now renumbered as Khasra No. 3 of Mouza – SHANKARPUR. As a result therefore Mr. Madhusudan Krushnarao Nickkawade, has become owner of the Khasra No. 3/1 of Mouza – SHANKARPUR as a recorded Owner thereof being his separate property.

THAT, Mr. Madhusudan Krushnarao Nickkawade lateron transferred part of Survey No. 3 i.e. Survey No. 3/2 having area of 0.81 Hec R. to Shri Vasant Madhavrao Khalatkar and Survey No. 3/3 having area of 1.21 Hec R to Mrs Sonia Sudhakar Kshirsagar. As a result therefore Shri Madhusudan Krushnarao Nickkawade becomes owner of remaining land bearing Survey No. 3/1, having an area of 2.96 Hectare R.

THAT, Mr. Madhusudan Krushnarao Nickkawade executed his LAST WILL AND TESTAMENT on 28-12-2016 and thereby he bequeathed the said property in favour of his Son Mr. Parag Madhusudan Nickkawade absolutely forever with heritable and transferable rights therein. The said Mr. Madhusudan Krushnarao Nickkawade left for heavenly abode on 05-02-2021 and


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consequent upon his death/demise, the said property devolved upon his Son Mr. Parag Madhusudan Nickkawade, became the Owner of the said property in terms of the aforesaid Will Dated 28-12-2016 with heritable and transferable rights therein and the same is also mutated in his name in all relevant records.

THAT, the aforesaid Mr. Parag Madhusudan Nickkawade lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 3/1 of Mouza – SHANKARPUR, Patwari Halka No. 38-A (Old Patwari Halka No. 42), having an area of 2.96 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 13.68/-, Khate No. 42 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 Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Ozen Realities, a Partnership Firm, acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Sureshchandra alias Suresh Chunnilal Agrawal, (3) Mr. Rajeev Chunnilal Agrawal and (4) Mr. Rahul Jiwan Bhajan, by a Sale Deed Dated 12.08.2021, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 10903/2021 on 12.08.2021; AND

THAT, M/s Ozen Realities lateron decided to develop the said Piece of land bearing Khasra No. 3/1 of Mouza – SHANKARPUR 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 "OZEN SECTOR-09" and the said layout is tentatively sanctioned and approved on 20.11.2021 by the Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur and in pursuance of the Order issued by the Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur Dated 20.11.2021, 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 its Letter No. E.E./NMRDA/6338 Dated 13.12.2021.

THAT, the said layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/6609 Dated 04-02-2022.

THAT, the aforesaid entire land bearing Khasra No. 3/1 of Mouza – SHANKARPUR, Patwari Halka No. 42, having total area of 2.96 Hectare R. out of which the land admeasuring 2.604236 Hectare R. (i.e. 26042.36 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use

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by the Collector, Nagpur vide his Order No. Prastu/Jilhadhikari/Kavi-438/2022 Dated 14-03-2022 passed in Revenue Case No. 167/NAP-34/Mouza-Shankarpur/Nag. Gra./2021-22.

THAT, Layout Development Agreement Dated 05-04-2022 in respect of the aforesaid Khasra No. 3/1 of Mouza – SHANKARPUR, Patwari Halka No. 38-A (Old Patwari Halka No. 42), having total area of 2.96 Hectare R. out of which the land admeasuring 2.604236 Hectare R. (i.e. 26042.36 Sq. Mtrs.) made between M/s Ozen Realities with Nagpur Metropolitan Region Development Authority declared by the Government of Maharashtra for Nagpur Metropolitan Area and the said layout is also duly Finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/DPC/Agree/612 Dated 05-04-2022.

THAT, out of the aforesaid Layout, the Plot Nos. 9, 10, 15, 16, 18, 21, 25, 40, 41, 42 and 47 are Released by the Assistant Engineer (West), Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/DPC/RL/863 Dated 12-04-2022.

THAT, M/s Ozen Realities, a Partnership Firm, acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Sureshchandra alias Suresh Chunnilal Agrawal, (3) Mr. Rajeev Chunnilal Agrawal and (4) Mr. Rahul Jiwan Bhajan lateron transferred/sold the Plot No. 9 containing by admeasurements 952.90 Sq. Mtrs. (i.e 10257.01 Sq. Ft.) out of the layout known and styled as "OZEN SECTOR-09", being a portion of the entire land bearing Khasra No. 3/1 of Mouza – SHANKARPUR, Patwari Halka No. 38-A (Old Patwari Halka No. 42), and including all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat Vela (Hari) in Tahsil - Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Raut Builders And Developers, acting through it's Proprietor Mr. Vijay Kashinath Raut, by a Sale Deed Dated 13-04-2022, which is duly registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Registered Serial No. 3075/2022 on 13-04-2022.

THAT, M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut lateron decided to develop the aforesaid 9 into a RESIDENTIAL cum COMMERCIAL ESTATE by constructing a Multistoried Building thereon consisting of various shops and various self contained separate Apartments therein.

THAT, M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut has prepared a plan of a Multistoried building proposed to be constructed on the said Plot No. 9 and to be known and styled as "SHIWANI PRIDE" and the same is duly sanctioned by the Assistant Engineer, Nagpur Metropolitan Region, Development Authority, Nagpur vide his


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Building Permit No. B.E(NMRDA)/South/Nagpur (Rural)/No. 130520221/2022051327/2879 Dated 19-10-2022 (Dispatch Date 21-10-2022).

THAT the Owner has executed a deed of declaration Dated 10.08.2015 under section 2 of the Maharashtra Apartment Ownership act 1970, which is duly registered in the office of the Sub Registrar Nagpur No. 10 in book No.1, at Sr. No. 6352/2022 on 09-11-2022.

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

- (i) Copy of Sale Deed Dated 12.08.2021 for Khasra No. 3/1 of M/s Ozen Realities, a Partnership Firm, acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Sureshchandra alias Suresh Chunnilal Agrawal, (3) Mr. Rajeev Chunnilal Agrawal and (4) Mr. Rahul Jiwan Bhajan, by a, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 10903/2021 on 12.08.2021.
- (ii) Copy of Non-Agricultural Order for Khasra No. 3/1 Dated 14-03-2022.
- (iii) Copy of Layout Development Agreement Dated 05-04-2022 made between M/s Ozen Realities with Nagpur Metropolitan Region Development Authority.
- (iv) Copy of Final Sanctioned Layout Plan Dated 05-04-2022.
- (v) Copy of Release Letter Dated 12-04-2022 for Plot No. 9 including other Plot bearing Nos. 10, 15, 16, 18, 21, 25, 40, 41, 42 and 47.
- (vi) Original Sale Deed Dated 13-04-2022 for Plot No. 9 of M/s. Raut Builders And Developers, acting through it's Proprietor Mr. Vijay Kashinath Raut, Registered Serial No. 3075/2022 on 13-04-2022.
- (vii) Original Buildings Map is sanctioned Dated 19-10-2022 (Dispatch Date 21-10-2022).
- (viii) Original Deed of Declaration dated 09-11-2022
- (ix) Copy of Latest 7/12 Extract

THAT all the aforesaid documents produced before by M/s. Raut Builders and Developers acting through it's Proprietor Mr. Vijay Kashinath Raut 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 it has not executed any unregistered Deed or document. Whereby it's 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 Plot No. 9 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 : 12.11.2022


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