

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

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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 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 Khasra No. 12 having an area of 3.74 Hectare R., Rental Rs. 10.71/- held in Occupancy Class Rights-1 of Mouza – WARODA, Patwari Halka No. 41 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as “HIGHWAY PRESTIGE”, situated at Village - Waroda, 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. Wainganga Infraventure (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) **Description of the property:**

ALL THAT Piece and Parcel of land bearing Khasra No. 12 having an area of 3.74 Hectare R., Rental Rs. 10.71/- held in Occupancy Class Rights-1 of Mouza – WARODA, Patwari Halka No. 41 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as “HIGHWAY PRESTIGE”, situated at Village - Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, BOUNDARIES OF KHASRA NO. 12 :- ON THE EAST – KHASRA NO. 18, ON THE WEST – PANJRI (KINKHEDE) SHIV, ON THE NORTH – KHASRA NO. 13/1 AND ON THE SOUTH – KHASRA NOS. 10 & 11.

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(2) The Document of allotment of plot/land :- Sale Deed Dated 01-07-2022 for Khasra No. 12 executed by Mr. Abdul Shakil S/o Abdul Salim in favour of M/s. Wainganga Infraventure through its Partners (1) Mr. Abdul Shakil Gani S/o Abdul Salim Gani, (2) Mr. Shrihari Jiyalal Chaudhari, (3) Mr. Prashant Haribhau Kanoje, which is duly registered in the Office of the Sub Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5703/2022 on 01-07-2022.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 1229 dated 30-09-2022.

(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 land bearing Khasra No. 12 having an area of 3.74 Hectare R., Rental Rs. 10.71/- held in Occupancy Class Rights-1 of Mouza - WARODA, Patwari Halka No. 41 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "HIGHWAY PRESTIGE", situated at Village - Waroda, in Tahsil - Nagpur (Rural) and District - NAGPUR	M/s. Wainganga Infraventure through its Partners (1) Mr. Abdul Shakil Gani S/o Abdul Salim Gani, (2) Mr. Shrihari Jiyalal Chaudhari, (3) Mr. Prashant Haribhau Kanoje
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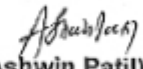
(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s. Wainganga Infraventure on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Wainganga Infraventure (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 10.12.2022


(Ashwin Patil)
Advocate

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

1) 7/12 Extract of land bearing Survey/Khasra No. 12 issued by Village Officer, Nagpur (Rural) as on date of application for registration

The name of M/s. Wainganga Infraventure is recorded in the 7/12 Extract of the land bearing Survey/Khasra No. 12 issued by Village Officer, Nagpur (Rural) in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Khasra No. 12 having an area of 3.74 Hectare R., Rental Rs. 10.71/- held in Occupancy Class Rights-1 of Mouza – WARODA, Patwari Halka No. 41, situated at Village - Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry –

The 7/12 Extract of lands Survey/Khasra No. 12 issued by Village Officer, Nagpur (Rural) reveal that vide Mutation Entry /Ferfar Entry No. 1229 dated 30-09-2022 the name of M/s. Wainganga Infraventure is recorded as owners of the said lands.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 26/2 (Old) of Mouza – WARODA, Patwari Halka No. 41, having an area of 3.84 Hectare R. (OR 9.50 Acres), Rental Rs. 11.00/-, held in Occupancy Class-1 Rights, Khate No. 48 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil - Nagpur (Rural) and District – NAGPUR, Originally belonged to Mr. Abdul Salim Abdul Gani, being his separate property having purchased the same by him from Mr. Bhimrao Parasram by a registered Sale Deed Dated 10.05.1965 and the same is mutated in his name in all relevant record and also recorded in the 7/12 Extract.

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 No. 26/2 (Old) of Mouza – WARODA is now renumbered as

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Khasra No. 12 of Mouza – WARODA, having an area of 3.74 Hectare R., Rental Rs. 10.71/-, held in Bhogwatdar Class-1 Rights, Khate No. 4. As a result therefore Mr. Abdul Salim Abdul Gani, has become owner of the Khasra No. 12 of Mouza – WARODA as a recorded Owner thereof being his separate property.

THAT, the aforesaid Mr. Abdul Salim Abdul Gani lateron gifted/donated his aforesaid property bearing Khasra No. 12 of Mouza – WARODA, having an area of 3.74 Hectare R., Rental Rs. 10.71/-, held in Bhogwatdar Class-1 Rights, Khate No. 4, by way of Gift to his Son Mr. Abdul Shakil Abdul Salim, by a Hiba/Oral Gift Deed Dated 11.08.2005. As a result therefore Mr. Abdul Shakil Abdul Salim later became an exclusive, absolute and full Owner of the said property bearing Khasra No. 12 with heritable and transferable rights therein.

THAT Mr. Abdul Shakil S/o Abdul Salim lateron transferred/sold the Khasra No. 12 of Mouza –WARODA, Patwari Halka No. 41, having an area of 3.74 Hectare R., Rental Rs. 10.71/-, held in Occupancy Class-1 Rights, Khate No. 4 TOGETHERWITH 37.16 Sq Mtrs (400 Sq Ft) Temporary kawelu house constructed thereon along with all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil - Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Wainganga Infraventure through its Partners (1) Mr. Abdul Shakil Gani S/o Abdul Salim Gani, (2) Mr. Shrihari Jiyalal Chaudhari, (3) Mr. Prashant Haribhau Kanoje, by a Sale Deed Dated 01-07-2022, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5703/2022 on 01-07-2022. As a result therefor the aforesaid M/s. Wainganga Infraventure has now become an exclusive, absolute and full Owner of the aforesaid property bearing Khasra No. 12 with heritable and transferable rights therein and the same is mutated in It's name in all relevant records and also mutated in the 7/12 Extract.

THAT the M/s. Wainganga Infraventure lateron decided to develop the aforesaid Project Land bearing Khasra No. 12 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein for the allotment to various prospective buyers/Purchaser.

THAT, the said M/s. Wainganga Infraventure lateron prepared a layout on the said land bearing Khasra No. 12 by carving out various Plots of different sizes therein and to be known and styled as "HIGHWAY PRESTIGE" and the said layout is finally sanctioned and approved and recommended by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Letter No. E.E. /NMRDA/7812 Dated 17-11-2022.

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THAT, the aforesaid entire land bearing Khasra No. 12 of Mouza – WARODA, Patwari Halka No. 41 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur passed in Revenue Case No. 58/N.A.P.-34/2022-2023 Dated 24-11-2022.

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

- (i) 7/12 Extract of Land bearing Khasra No. 12.
- (ii) Sale Deed Dated 01-07-2022 for Khasra No. 12 executed by Mr. Abdul Shakil S/o Abdul Salim in favour of M/s. Wainganga Infraventure through its Partners (1) Mr. Abdul Shakil Gani S/o Abdul Salim Gani, (2) Mr. Shrihari Jiyalal Chaudhari, (3) Mr. Prashant Haribhau Kanoje, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5703/2022 on 01-07-2022.
- (iii) Layout Plan Finally Sanctioned Dated 17-11-2022
- (iv) Non-Agricultural Order Dated 24-11-2022

THAT all the aforesaid documents produced before by M/s. Wainganga Infraventure 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 Land bearing Survey/Khasra No. 12 of Mouza – WARODA 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 : 10.12.2022


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Advocate

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