

**NEIL M. GARG**  
**ADVOCATE**

**Office:** 2<sup>nd</sup> Floor, Vora Complex, Near Patni  
Automobile, Mohan Nagar, Sadar, Nagpur, 440035.

**Mobile:** 9588475584

**E-mail:** neilgarg13@gmail.com

Reference: \_\_\_\_\_

**Dated: 26/12/2022**

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**FORMAT A**

(Circular No. 28/2021)

To,

1. **Maha RERA,**  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No.C-21, E-Block,  
Bandra Kurla Complex, Bandra East,  
Mumbai, 400051.
2. **Maha RERA,**  
Administrative Building No.1,  
Civil Lines, Nagpur, 440001.

**LEGAL TITLE REPORT**

**SUBJECT:** Title clearance certificate with respect to All that piece and parcel of land bearing Survey Khasra No. 150/1, admeasuring about 1.67 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, Tahsil: Nagpur (Rural), District: Nagpur (hereinafter referred as the said property).

1. I have investigated the title of the said plot on the request of **M/s. S. R. Remedial Services Pvt. Ltd. & Mr. Shyamsunder R. Mittal** and following documents i.e.:



**I. Description of the property:**

All that piece and parcel of land bearing Survey Khasra No. 150/1, admeasuring about 1.67 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, held in Class-I rights, including all other easementary rights appurtenant and belonging thereto, situated at Bhokara within the limits of Nagpur Metropolitan Region in Tahsil: Nagpur (Rural), District: Nagpur.

**II. The documents of Ownership of property at Khasra No.150/1, Mouza Bhokara, District Nagpur.**

**III.**

- a) 7 /12 extract or property card issued by revenue department [Talathi, Nagpur (Rural)] dated 05/07/2022, Mutation entry No. 2609.
- b) Sale Deed duly registered in the office of Sub-Registrar No.7, at Serial/Registration No. 4363/2022, dated 26/05/2022.

**IV. Search report for 30 years from 1993 till 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 owner and developer is clear, marketable and without any encumbrances. The details are mentioned here:

| <u>PROPERTY PARLICULARS</u>                                                                                                                                                                                                                                                                                                                                     | <u>OWNER OR DEVELOPER OF<br/>PROPERTY</u>                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| All that piece and parcel of land bearing Survey Khasra No. 150/1, admeasuring about 1.67 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, held in Class-I rights, including all other easementary rights appurtenant and belonging thereto, situated at Bhokara within the limits of Nagpur Metropolitan Region in Tahsil: Nagpur (Rural), District: Nagpur | <b>1. M/s. S. R. Remedial Services Pvt. Ltd.</b><br><br><b>&amp;</b><br><b>2. Mr. Shyamsunder R. Mittal</b> |



Qualifying comments / remarks if any:

The title of **1. M/s. S. R. Remedial Services Pvt. Ltd. 2. Mr. Shyamsunder R. Mittal** are as per detailed title verification report is clear, valid, good, marketable and salable.

The aforesaid owners or developers are entitled to float and further transfer the Specific Plots (as mentioned in Report) of proposed project to any person or persons by way of sale or otherwise and receive settled consideration amount from the prospective buyers subject to clearance and NOC as may be required.

3. The report reflecting the flow of the title of the **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal** on the said land is enclosed herewith as annexure.

Encl: Annexure.

DATE: 26/12/2022



A handwritten signature in black ink, appearing to be "Neil M. Garg".

NEIL M. GARG

(ADVOCATE)



**NEIL M. GARG**  
**ADVOCATE**

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**FORMAT A**

(Circular No. 28/2021)

**ANNEXURE**

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

1. Property Card (7/12 Extract) issued by Talathi, Nagpur: Rural as on date of application for registration:

The name of **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur: Rural in respect of the property i.e. All that piece and parcel of land bearing Survey Khasra No. 150/1, admeasuring about 1.67 Hectares, Mouza Bhokara, in Patwari Halka No. 12-A, held in Class-I rights, including all other easementary rights appurtenant and belonging thereto, situated at Bhokara within the limits of Nagpur Metropolitan Region in Tahsil: Nagpur (Rural), District: Nagpur.

2. Mutation entry:

The Property Card (7/12 Extract) issued by Talathi, Nagpur: Rural in respect of the aforesaid property the name of **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal** is recorded as the owner of the said property.



3. Search report for 30 years from 1993 to 2022 taken from Sub-Registrar Office at Nagpur District:

**KHASRA NO.150/1**

a. That the aforesaid property, originally the land bearing Kh. No. 150, admeasuring about 2.94 H.Rs was owned by Shri. Jagannath Dukare (Mahajan) and Shri. Sampatrao Dukre (Mahajan), after the partition between the families, the land admeasuring about 1.67 H.Rs went in the share of family of Shri. Sampatrao Dukre (Mahajan) which was renumbered as New Kh. No. 150/1, and the land admeasuring about 1.27 H.R. went in the share of family of Shri Jagannath Dukare (Mahajan) which was renumbered as New Kh. No. 150/2.

b. That, on death of said Sampatrao Dukare (Mahajan), the said land was inherited by sons 1. Shri. Laxman Sampatrao Dukare (Mahajan), 2. Shri. Umrao Sampatrao Dukare (Mahajan), 3. Shri. Manik Sampatrao Dukare (Mahajan), 4. Shri. Dhanraj Sampatrao Dukare (Mahajan), and 5. Shri Vinayak Sampatrao Dukare (Mahajan) and their names were mutated in revenue records as the co-owners of the said Property vide Ferfar No. 877 dated 24/11/2003.

c. That, 1. Shri. Laxman Sampatrao Dukare (Mahajan), 2. Shri. Umrao Sampatrao Dukare (Mahajan), 3. Shri. Manik Sampatrao Dukare (Mahajan), 4. Shri. Dhanraj Sampatrao Dukare (Mahajan), and 5. Shri Vinayak Sampatrao Dukare (Mahajan) have jointly sold the said land to M/s. Om Developers by Sale Deed dated 30/08/2006 registered with Sub Registrar, Nagpur at Book No.1 at Sr. No. 4484 dated 30/08/2006 and the name of said M/s. Om Developers was mutated in revenue records as the owner of the paid Property vide Ferfar No. 1262 dated 29/05/2008.

d. That, M/s. Om Developers further transferred the said property along with other properties by Sale Deed dated 25/08/2008 to Shri. Y.V.S.S. Raju registered with Sub Registrar, Nagpur 7 and the name of at Book No. 1 at Sr. No. 5328 on 25/08/2008 said Shri Y.V.S.S. Raju was mutated in revenue records as the owner of the said Property vide Ferfar No. 1473 dated. 28/09/2010.



e. After that, Shri Y.V.S.S. Raju by Agreement to Sell dated 09/04/2009 and thereafter obtained the Sale Deed in its favour by Sale Deed dated 07/12./2011 registered with Sub Registrar, Nagpur 10 (Rural) at Book No. 1 at Sr. No. 5412 dated 07/12/2011 and the name of the M/s. JPK Sons Constructions Pvt. Ltd. was mutated in revenue records as the owner of the said land vide Ferfar No.1622 dated 03/03/2012.

f. Thereafter, M/s. JPK Sons Constructions Pvt. Ltd. by Sale Deed dated 26/05/2022 in transferred the said property in favour of **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal (i.e. Current Owners)** registered with Sub Registrar, Nagpur 7 (Rural) at Book No. 1 at Sr. No. 4363 dated 26/05/2022 and the names of the **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal (i.e. Current Owners)** were mutated in revenue records as the owner of the said land vide Ferfar No.2609 dated 05/07/2022.

g. That, vide sale deed bearing serial No.4363/2022 dated 26/05/2022, full stamp duty of Rs.15,00,000 and registration fee of Rs.30,000/- which is paid vide E-Challan No.MH002386593202223E dated 26/05/2022, and registered with Sub Registrar, Nagpur 7 (Rural) at Book No. 1 at Sr. No. 4363 dated 26/05/2022.

As a result therefore the said **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal** has now become the exclusive, absolute and full owner of the the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in the 7/12 Extracts.

i. That, the owners (i.e. **1. M/s. S. R. Remedial Services Pvt. Ltd. & 2. Mr. Shyamsunder R. Mittal**) later on decided to develop the aforesaid land into layout by carving various plots of different sizes therein and shall be known and styled as "Fair Earth 1" and the said layout is tentatively sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended the Lay-out on the said land is also recommended for final approval by the Executive Engineer, NMRDA, Nagpur vide its Letter No. का.अभि./नामप्रविप्रा/7726 dated 27/10/2022.



- ii. That, for the purpose of verification of title, the following documents relating to the said property are provided to us:
- a. 7 /12 extract or property card issued by revenue department [Talathi, Nagpur (Rural)] dated 05/07/2022, Mutation entry No. 2609.
  - b. Sale Deed duly registered in the office of Sub-Registrar No.7, at Serial/Registration No. 4363/2022, dated 26/05/2022.
- iii. That, all the documents produced before me by the owner of the said property for scrutiny and examination are photocopies, it is necessary to verify original copies in their custody. In the like manner an affidavit shall be obtained from them if necessary, that it has not executed any unregistered deed or document whereby ownership rights are affected, diluted or if any third party interest is created.
- iv. That. We have taken online search in respect of the aforesaid property comprising of the part of **KHASRA NO.150**, Mouza Bhokara, District Nagpur (Rural), by depositing necessary search fee with the department of Registration vide **GRN NO.MH012539760202223E** dated 21/12/2022, for the period of 20 years (i.e. From 2002 to 2022). The receipt of the same is enclosed herewith.
- v. That during the online search we did not come across any subsisting adverse entry recorded relating to the aforesaid property and ownership.
4. Any other relevant title: N/A
5. Litigation if any: N/A

DATE: 26/12/2022



A handwritten signature in black ink, appearing to read "Neil M. Garg".

NEIL M. GARG

(ADVOCATE)





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|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------|
| MH012539760202223E                                                                                                                    | Government<br>of<br>Maharashtra                               | Regn. 39 M                                               |
| Department of Registration and Stamps                                                                                                 |                                                               |                                                          |
| 21 Dec 2022                                                                                                                           | Receipt                                                       | Receipt no.: 1112691557                                  |
|                                                                                                                                       | Name of the Applicant :                                       | JAYESH OMPRAKASH<br>HARIRAMANI                           |
|                                                                                                                                       | Details of property of which<br>document has to be searched : | Dist :Nagpur Village :Bhokara<br>S.No/CTS No/G.No. : 150 |
|                                                                                                                                       | Period of search :                                            | From :2002 To :2022                                      |
|                                                                                                                                       | Received Fee :                                                | 525                                                      |
| The above mentioned Search fee has been credited to government vide GRN no<br>:MH012539760202223E                                     |                                                               |                                                          |
| As this is a computer generated receipt, no stamp or signature is required.                                                           |                                                               |                                                          |
| For Physical search in office, Please bring this receipt along with mentioned Gras Challan.                                           |                                                               |                                                          |
| Payment of search fee through GRAS challan can be verified on<br>'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'. |                                                               |                                                          |



