NANDLAL ALWANI
Advocate

Nyaymandir Room No.812
B.Com, L.L.B.

Res.Off : Plot No. 180. Near National File Factory,
Behind Ahuja, Paper Mart,
Main Bazar Road, Jaripatka,
Nagpur-440 -014.

Mob. No.9823164104

FORM – A

(Circular No. 28/2021)

To,

Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
MUMBAI – 400 051.

MahaRERA
Administrative Building No1,
Civil Lines,
Nagpur – 440 001.

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to ALL THOSE pieces and Parcels of Non-Agricultural land bearing Plot No. 1 to 23 out of Layout of 9000 sq.mtr. i.e. 0.90 H.R. out of Khasra No.140/1/A, P.H. No. 01, Mouza : Chatrapur, Tah. Saoner, Dist. Nagpur, out of total Agriculture Land possess and owned by Raj Raju Bhoyar, Kh.No. 140/1, admeasuring western 1.17 H.R. out of total 2.28 H.R., Revenue Rs. 6.15 paise, Hakk Bhogwatdar Class-1, Khate No. 66, Mouza- Chatrapur, P.H.No. 1, Tah. Saoner, Dist.

Nagpur together with a layout proposed to be carved on the said land to known and styled as **MAA JAGDAMBA NAGRI PHASE I** situated at Tah. Saoner, Dist. Nagpur hereinafter referred to as the **SAID LAYOUT.**

1) I have investigated the title of the said Layout on the request of the **Raj Raju Bhoyar,** (Name of owners / promoters / developers / Company) and following documents i.e.

1) Description of the Property :

ALL THOSE Pieces and Parcels of Non- Agricultural land bearing Plot No. 1 to 23 out of Layout of 9000 sq.mtr. i.e. 0.90 H.R. out of Khasra No.140/1/A, P.H. No. 01, Mouza : Chatrapur, Tah. Saoner, Dist. Nagpur, out of total Agriculture Land possess and owned by Raj Raju Bhoyar, Kh.No. 140/1, admeasuring western 1.17 H.R. out of total 2.28 H.R., Revenue Rs. 6.15 paise, Hakk Bhogwatdar Class-1, Khate No. 66, Mouza- Chatrapur, P.H.No. 1, Tah. Saoner, Dist. Nagpur. together with a layout proposed to be carved on the said land to known and styled as **MAA**

JAGDAMBA NAGRI PHASE I situated at Tah. Saoner, Dist. Nagpur.

2) **The Document of allotment of plots :** purchased vide Sale Deed bearing No. 3754/2020 dated 24/12/2020 Registered with Sub Registrar Saoner and purchase from Raju Vithoba Thombre and others.

3) 7/12 Extract for Property issued by Tahasildar Saoner, Dist. Nagpur Mutation Entry No.: 728, dated 15/11/2021.

4) Search Report for 30 years from 1993 to 2023.

2) On perusal of the abovementioned 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 THOSE Pieces and Parcels of Non-Agricultural land bearing Plot No. 1 to 23 out of Layout of 9000 sq.mtr. i.e. 0.90 H.R. out of Khasra No.140/1/A, P.H. No. 01, Mouza : Chatrapur, Tah.	**Raj Raju Bhoyar ,**

Saoner, Dist. Nagpur, out of total Agriculture Land possess and owned by Raj Raju Bhoyar, Kh.No. 140/1, admeasuring western 1.17 H.R. out of total 2.28 H.R., Revenue Rs. 6.15 paise, Hakk Bhogwatdar Class-1, Khate No. 66, Mouza-Chatrapur, P.H.No. 1, Tah. Saoner, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as **MAA JAGDAMBA NAGRI PHASE I** situated at Tah. Saoner, Dist. Nagpur.	

i) Qualifying comments / remarks if any …. No Comments

In accordance with the available search from the online portal the Title of **Mr. Raj Raju Bhoyar** on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the **Mr. Raj Raju Bhoyar (Owners/Promoters/ developers / Company)** on the **said land is enclosed herewith as annexure.**

Encl : Annexure

Nagpur

Dated : 19/01/2023

NANDLAL ALWANI

Advocate

FORMAT – A

(Circular No.28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card (Akhiv Patrika) of Kh.No. 140/1/A, issued by Tahsildar Saoner, Dist. Nagpur as on date of application for registration.

The name of : Raj Raju Bhoyar is recorded in property Card (Akhiv Patrika) of Kh.No. 140/1/A issued by Tahsildar Saoner, Dist. Nagpur in respect of property comprising of all those piece and parcels of Non-agricultural land Bearing Plot No. 1 to 23 out of Layout of 9000 sq.mtr. i.e. 0.90 H.R. out of Khasra No.140/1/A, P.H. No. 01, Mouza : Chatrapur, Tah. Saoner, Dist. Nagpur, out of total Agriculture Land possess and owned by Raj Raju Bhoyar, Kh.No. 140/1, admeasuring western 1.17 H.R. out of total 2.28 H.R., Revenue Rs. 6.15 paise, Hakk Bhogwatdar Class-1, Khate No. 66, Mouza- Chatrapur, P.H.No. 1, Tah. Saoner, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as **MAA JAGDAMBA NAGRI PHASE I** situated at Tah. Saoner, Dist. Nagpur..

2. Mutation Entry :

Property Card (Akhiv Patrika) of Kh.No. 140/1/A issued by Tahasidar Saoner, Dist. Nagpur revealed that, Raj Raju Bhoyar vide Mutation entry No. 728 Dated 15/11/2021 is recorded owner of the said non agriculture land of 9000 sq.mtr.

3) Search Report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Saoner, Dist. Nagpur.

ALL THOSE Pieces and Parcels of Non- Agricultural land bearing Plot No. 1 to 23 out of Layout of 9000 sq.mtr. i.e. 0.90 H.R. out of Khasra No.140/1/A, P.H. No. 01, Mouza : Chatrapur, Tah. Saoner, Dist. Nagpur, out of total Agriculture Land possess and owned by Raj Raju Bhoyar, Kh.No. 140/1, admeasuring western 1.17 H.R. out of total 2.28 H.R., Revenue Rs. 6.15 paise, Hakk Bhogwatdar Class-1, Khate No. 66, Mouza- Chatrapur, P.H.No. 1, Tah. Saoner, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as **MAA JAGDAMBA NAGRI PHASE I** situated at Tah. Saoner, Dist. Nagpur belongs to Mr. Raj Raju Bhoyar as a recorded owner thereof.

That for the purpose of verification of title the following documents relating to said property are provided to us.

i) Property Card (Akhiv Patrika) of Kh.No. 140/1/A

ii) Sale Deed Dated 24/12/2020 in favour of Raj Raju Bhoyar by Raju Vithoba Thombre and others

iii) N.A. order issued by Assistant Director Town Planning dated 01/11/2022 bearing No. final permission/Mouza-Chatrapur/Tah. Saoner/S.Kr. 140/1/Town Planning, Nagpur-2778.

iv) Ra.Ma.Kr. 03/NAP-34/Mouza- Chantrapur/2022-23, Ja.Kr./Prasut-1/Tahasildar/Kavi-18/2023 Tahasildar Saoner,

Nagpur, dated 02/01/2023 hereafter referred as layout sanction. order.

THAT, ALL the aforesaid documents produced before by Mr. Raju Raj Bhoyar to me for security and examination are photocopies. It is necessary to verify original copies in the custody of the aforesaid present land owner. 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 effected diluted or third party interest is created.

THAT I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in by giving inputs of Khasra Nos. 140/1/A of Mouza : Chhatrapur, Tah. Saoner, District Nagpur for the period of 30 years (i.e. 1993 to 2023)

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) Litigation if any : N.A.

Nagpur

Dated : 19/01/2023

NANDLAL ALWANI
Advocate