

इतर पावती

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पावती क्र.: 9408 दिनांक: 18/11/2022

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-0-2022

दस्तावेजाचा प्रकार:

मादर करणाऱ्याचे नाव: अॅड.आशिष मेहाडीया

वर्णन मौजा लाव्हा, खमरा नंबर 74/1, 74/2, 73/2, 73/1, व 73/3 शोध वर्षे 1993 ते 2022

31/11/2022 2350/2022

SEARCHFEE

रु. 3750.00

एकूण:

रु. 3750.00

NCR 10

1); देयकाचा प्रकार: eChallan रकम: रु.3750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010812008202223E दिनांक: 18/11/2022

वैकचे नाव व पत्ता:

सह दुय्यम निबंधक, दंग-२,
नागपूर ग्रामीण क. १० नागपूर

Mehadia & Co.

Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

1. I have investigated the title of the land on the request of M/s Sandeep Dwellers Pvt. Ltd. & 11 Others and on the basis of the following documents i.e.:-

Description of the Property :

ALL THAT PIECE and PARCEL OF LAND comprising of F. Sr. No. 73/2 (0H 51R), 74 (10H 77R) & 73/3 (2,840 Sq. Mts.) out of land bearing F. Sr. No. 72/1, 72/2, 73/1 & 73/3 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur and bounded as under:

On the East : KH. No. 97, 18 Mts. Road, Balance portion of Kh. Nos. 73, 72

On the West : KH No. 75

On the North : Nallah and KH. Nos. 96, 95, 94

On the South : KH. No. 72 and Balance portion of Kh. No. 73

- 1) The documents of ownership of the said plot :

- i.) Sale Deed Dt. 5.7.2008 registered at Sr. No. 03652-2008 in the office of Sub-Registrar- (Gramin)-10 in respect of F. Sr. No.73/2 admeasuring 0H 81R & F. Sr. No.74 admeasuring 11H 06R both holding Occ. Class I, P. H. No. 4 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur.
- ii.) Sale Deed Dt. 13.4.2017 registered at Sr. No. 3042-2017 in the office of Sub-Registrar-7 in respect of land admeasuring 2,840 Sq. Mts. out of land bearing F. Sr. No.72/1, 72/2, 73/1 & 73/3 holding Occ. Class I, P. H. No. 4 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur.
- iii.) Copy of Order Dt. 9.08.2019 passed by SDO, Nagpur (Gramin) for correction of area in land bearing F.S.No.74.
- iv.) Lease Agreement Dt. 15.6.2016 with M/S Kalyani Education Society in respect of F. Sr. No. 73/2 admeasuring 0H 81R & for land admeasuring 2H 59R out of F. Sr. No. 74.



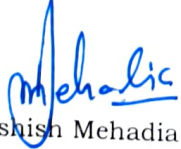
v.) Tentatively Sanctioned Layout Plan Order No. E. E./NMRDA7519 Dt. 13.9.2022.

- 1) Search report for 30 years from the year 1992 till 18.11.2022.
- 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 M/s Sandeep Dwellers Pvt. Ltd. & 11 Others is clear, marketable and without any encumbrances.
 - 1) Owner of Land –
 - i. Shri Ashok Agarwala S/O Late Shri. Subhas Kumar Agarwala
 - ii. Smt. Reena Agarwala W/O Shri Ashok Agarwala
 - iii. Shri Anil Agarwala S/O Late Shri. Subhas Kumar Agarwala
 - iv. Smt. Smita Agarwala W/O Shri Anil Agarwala
 - v. Shri Gaurav Agarwala S/O Shri Ashok Agarwala
 - vi. Smt. Akanksha Agarwala W/O Shri Gaurav Agarwala
 - vii. Shri. Rahul Agarwala S/O Shri. Ashok Agarwala
 - viii. M/s Subhas Kumar Ashok Kumar (HUF) through Karta Shri Ashok Agarwala
 - ix. M/s Ashok Agarwala & Sons (HUF) through Karta Shri Ashok Agarwala
 - x. M/s Anil Agarwala (HUF) through Karta Shri Anil Agarwala
 - xi. M/s Gaurav Agarwala (HUF) through Karta Shri Gaurav Agarwala
 - xii. M/s Sandeep Dwellers Pvt. Ltd.

ALL THAT PIECE and PARCEL OF LAND comprising of F. Sr. No. 73/2 (0H 51R), 74 (10H 77R) & 73/3 (2,480 Sq. Mts.) out of land bearing F. Sr. No. 72/1, 72/2, 73/1 & 73/3 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur.

- 3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause (1) are Annexed.


Ashish Mehadia
Advocate

Date: 28.11.2022

Mehadia & Co.
Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
(Tele: 2532729 Mobile 9422906789)
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FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

- 1) M/s Sandeep Dwellers Pvt. Ltd. & 11 Others became absolute owners of ALL THAT Piece and Parcel of land bearing F. Sr. No.73/2 admeasuring 0H 81R & F. Sr. No. 74 admeasuring 11H 06R both holding Occ. Class I, P. H. No. 4 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur having purchased the same vide registered Sale Deed Dt. 5.7.2008 registered at Sr. No. 03652-2008 in the office of Sub-Registrar- (Gramin)-10.
- 2) That the revenue authorities have reduced the areas of lands F. Sr. No.73/2 from 0H 81R to 0H 51R and in respect of F. Sr. No.74 from 11H 06R to 10H 66R.
- 3) M/s Sandeep Dwellers Pvt. Ltd. & 11 Others became absolute owners of ALL THAT Piece and Parcel of land admeasuring 2,840 Sq. Mts. out of land bearing F. Sr. No.72/1, 72/2, 73/1 & 73/3 holding Occ. Class I, P. H. No. 4 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur having purchased the same vide registered Sale Deed Dt. 13.4.2017 registered at Sr. No. 3042-2017 in the office of Sub-Registrar-7.
- 4) By the Order Dt.19.8.2019, the Sub-Divisional Officer, Nagpur (Gramin) ordered for correction of area in respect of land bearing F. Sr. No.74 from 10H 66R to 10H 77R.
- 5) M/s Sandeep Dwellers Pvt. Ltd. & 11 Others have entered into a Lease Agreement Dt. 15.6.2016 with M/S Kalyani Education Society in respect of F. Sr. No. 73/2 admeasuring 0H 81R & for land admeasuring 2H 59R out of F. Sr. No. 74.
- 6) M/S Nagpur Metropolitan Region Development Authority Trust out of the aforesaid lands comprising of land bearing F. Sr. No. 73/2 (0H 51R), 74 (10H 77R) & 73/3 (2,840 Sq. Mts.) out of land bearing F. Sr. No. 72/1, 72/2, 73/1 & 73/3 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur, has Tentatively Sanctioned the Layout in terms of its Order No. E. E./NMRDA7519 Dt. 13.9.2022 and out of the total land, 49,380.731 Sq. Mts. of land is sanctioned as Plottable (Saleable) Area (herein after referred to as the "Project Land").

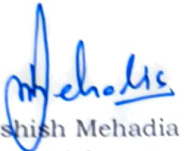
Ashish Mehadia

7) 7/12 Extracts.

8) I have search for 30 years from the year 1992 to 18.11.2022 in the office of Sub-Registrar - 1, Nagpur, however I have not come across any adverse entry, whereby the title of the present owners is affected in any manner and thus the present owners are having clear and marketable title.

9) Any other relevant title : No.

10) Litigation if any : No.


Ashish Mehadia
Advocate.

Dt. 28.11.2022