

ASHISH M. NAGPURE

Advocate

Address :

Plot No. 68,
'Namrata Apartment'
Atrey Layout, Ring Road,
Nagpur.
Mob. No. 9823630809

TITLE REPORT

FORMAT- A

To, Maha RERA,

NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 19/2

situate at Village – NAGALWADI, within the limits of Gram Panchayat Nagalwadi in
Tahsil – Hingna and District – NAGPUR (hereinafter referred as the said plot).

I have investigated the title of the said land on the request of **SHIVAJI HOMES INFRA**, A Partnership Firm having its Office at Mahindra Smruti, 8, Chitale Marg, Behind Amarjyoti Palace, Dhantoli, Nagpur-440012, acting through its Partners **(1) SHRI. PRAVIN S/o VINAYAK RAUT**, Resident of Flat No. 71, First Floor, Yashodha Nagar Phase-II, Near St. Josef School. Jaitala Road, Nagpur-440036, Tahsil and District – NAGPUR **AND (2) HITESH S/o HARIDAS VASANI (PAN – AAMPV6880F)**, Resident of 26, 8th Mile, Amravati Road, Behind Bank of India, Dawlamethi, Drugdhamna, Nagpur, Tahsil and District – NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THAT Piece and parcel of land bearing Kh. No. 19/2 of Mouza – NAGALWADI, having an area of 1.945 Hectors, Rental Rs. 6.01/- held in Bhogwatdar Class-1, P.S.K. 6, situate at Village – Nagalwadi in Tahsil – HINGNA and District – NAGPUR.

- 2) The documents of Sale Deed of Land.
- 3) property card i.e. 7/12 issued by Patwari, Nagalwadi.
- 4) N.A. Order Dated 17-10-2022
- 5) Layout Plan Dated 29-09-2022
- 6) Search report for 30 years from 1992 to 2022.

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/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **SHRI. HITESH S/o HARIDAS VASANI and Others**

Qualifying comments/remarks if any

The Report reflecting the flow of the title of the

(owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.


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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Agricultural land bearing Kh. No. 19 of Mouza – NAGALWADI, having an area of 5.18 Hector, Rental Rs. 16.00 held in Bhogwatdar Class-1 Rights, situate at Village – Nagalwadi, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR, belongs to Shri. Nilesh S/o Vasant Vasani and others, being their ancestral property.

(2) THAT the said Shri. Nilesh S/o Vasant Vasani and others between have executed the Partition Deed on 31-01-2022 and as per the said Partition Deed, the said land bearing Kh. No. 19 is renumbered as Kh. No. 19/1, 19/2 and 19/3 and the Kh. No. 19/2 is comes in the share of the aforesaid Owners. As a result therefore the said 1) Shri. Hitesh S/o Haridas Vasani 2) Mrs. Heena W/o Ajay Baraliya 3) Mrs. Bharti W/o Kamlesh Thakkar 4) Mrs. Neeta W/o Hetal Kariya 5) Smt. Niranjana W/o Haridas Vasani have now jointly become the exclusive, absolute and full Owner of Kh.No. 19/2 of Mouza – NAGALWADI, having an area of 1.945 Hectors, out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint name in all relevant records; AND

(3) THAT the said Owners have now jointly decided their share to develop the Kh. No. 19/2 having an area of 1.945 Hectors Rental Rs. 6.01/- into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein And accordingly by an Agreement of Development and Sale Dated 14-07-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 4317 on even date and Registered Power of Attorney Dated 14-07-2022, which is also duly Registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Sr. No. 4318 on even date. The Owners have entrusted the entire work of Development of the said property to SHIVAJI HOMES INFRA, upon the several terms and conditions contained therein; AND

(4) THAT the aforesaid entire land comprising Kh. No. 19/2 of Mouza – NAGALWADI is converted for Non-Agricultural use vide Order Dated 17-10-2022 passed by the Collector, Nagpur, in Revenue Case No. 05/NAP-34/2022-2023 of Mouza - NAGALWADI;AND

(5) THAT the said Shivaji Homes Infra have decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as "SHIVAJI KINGDOM CITY-2".

(6) THAT the Layout Plan of the said Kh. No. 19/2 of Mouza – NAGALWADI is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Letter No. E.E./NMRDA/7578, Dated 28-09-2022;AND

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar- Hingna (Rural) by depositing required fees thereon vide Receipt No. 1112609119, Dated 28-10-2022 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 28-10-2022


(ASHISH M. NAGPURE)
Advocate

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