

R. B. IRKHEDE

M. Com., M.A., M.Phil., LL.B.

ADVOCATE



OFFICE : 103, Shree Apartment,
Mama Road, Dharampeth,
NAGPUR - 440 010.

Mobile No. : 9822362366

E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.

COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No.

Date : 16/01/2023

FORMAT – A

(Circular No. 28/2021)

To

MahaRERA

**6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051**

MahaRERA

**Administrative Building No. 1,
Civil Lines, Nagpur – 440001.**

LEGAL TITLE REPORT

SUBJECT :- Title Clearance Certificate with respect of **ALL THAT** piece and parcel of land bearing **Survey No. 61/R/1/R/5**, containing by admeasuring **7500.00 Sq. Mtrs.**, of **Mouza – Shankarpur, Patwari Halka No. 42**, held in **Bhogwatdar Class – 1 Rights**, within the limits of **Grampanchayat Vela (Harichand), Tahsil – Nagpur (Rural)** and District **NAGPUR**.

1] I / we have investigated the title of the said land on the request of (1) **Shri. Vilas S/o. Nilkanthrao Patil**, (2) **Shri. Rajendra S/o. Kishan Wankhede**, (3) **Mrs. Mangala W/o. Vilas Patil**, (4) **Mrs. Saroj W/o. Rajendra Wankhede**, & (5) **Shri. Pritesh S/o. Vilas Patil**, (Hereinafter referred to as “Promoter / Developer”) and following documents i.e.:-

01] Description of the Property:-

ALL THAT piece and parcel of land bearing **Survey No. 61/R/1 to R/5**, total containing by admeasuring **7500.00 Sq. Mtrs.**, of **Mouza – Shankarpur, Patwari Halka No. 42**, held in **Bhogwatdar Class – 1 Rights**, within the limits of **Grampanchayat Vela (Harichand), Tahsil – Nagpur (Rural)** and District **NAGPUR**.

R. B. Irkhede

02] The Documents for allotment / acquiring of Plot / land.

- (i) **Sale Deed Dated 16.01.2006** in respect of Retainable Plot No. R - 1 to R - 5, Total Admeasuring 7,502.00 Sq. Mtrs., (OR 80751.52 Sq. Fts.) forming a portion of entire land bearing **SURVEY NO. 61/1 & 61/2** of Mouza - Shankarpur, held in **Bhogwatdar Class - 1 Rights**, situated within the limits of **Grampanchayat Vela (Hari)**, P. H No. 42, in Tahsil - Nagpur (RURAL) and District NAGPUR, executed by **Shri. Ishwar S/o. Namdevrao Mandve & Four others** in favour of (1) "**Devyani Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur**" (2) "**Damini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur**", (3) "**Yogini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur**" AND (4) "**Mohini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur**" which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 10, in Book No. 1 at Serial No. 273/2006 on 16.01.2006.
- (ii) **Sale Deed Dated 20.10.2010** in respect of Retainable Plot No. R - 1 to R - 5, area Admeasuring 7,502.00 Sq. Mtrs., (OR 80751.52 Sq. Fts.) forming a portion of entire land bearing **SURVEY No. 61/1 & 61/2** of Mouza - Shankarpur, executed by **Shri. Bharat Ramkrushna Patil** and Fifty Four others in favour of in favour of present Owners (1) **Shri. Vilas S/o. Nilkanth Patil**, (2) **Shri. Rajendra S/o. Kishan Wankhede**, (3) **Mrs. Mangala W/o. Vilas Patil**, (4) **Mrs. Saroj W/o. Rajendra Wankhede**, (5) **Shri. Pritesh S/o. Vilas patil**, which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 7, in Book No. 1 at Serial No. 6744/2010. [As the registration of the aforesaid societies are disband / rejected by the Deputy Registrar, Co-operative Societies, Nagpur, by his Order Dated 31.03.2009]
- (iii) **THAT the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.)** accordingly granted necessary permission for use of the aforesaid **Survey No. 61/R/1 to R/5**, total area Admeasuring **0.75 Hectares / 7,500.00 Sq. Mtrs.**, of Mouza - Shankarpur, for "**RESIDENTIAL**" use vide its **Letter No. 6842 Dated 07/04/20122**.
- (iv) **THAT the Tahsildar Nagpur (Rural)** by his **Order Dated 05/12/2022** passed in Revenue Case No. 22/N.A.P.-34/2022-2013 converted the said land bearing **Survey No. 61/R/1 to R/5**, total area Admeasuring **0.75 Hectares / 7,500.00 Sq. Mtrs.**, of Mouza - Shankarpur, for "**Non-Agricultural Use**".
- (v) **THAT the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.)** accordingly sanctioned the **Layout Plan** of the said entire land on the various terms and conditions contended in the **Development Agreement Dated 05/01/2023**.
- (vi) **THAT the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.)** vide its **Order No. E.E./NMRDA/DPC/AGREE/ 827 Dated 05/01/2023** sanction Residential

Rajendra Wankhede

Layout Plan of the land bearing Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza – Shankarpur.

- 03] 7/12 Extract of Survey No. 61/R/1/R/5 area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza – Shankarpur,
- 04] Search Report for last 30 years from 1993 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the aforesaid Property, I am of the opinion that the title of Owners / Promoters namely (1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, is clear, marketable and without any encumbrances.

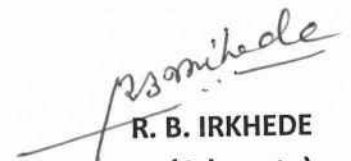
Owner of the Land

ALL THAT piece and parcel of land bearing Survey No. 61/R/1/R/5, area admeasuring 0.75 Hectares [OR 7500.00 Sq. Mtrs.] of Mouza – Shankarpur, Patwari Halka No. 42, held in Bhogwatdar Class – 1 Rights, within the limits of Grampanchayat Vela (Harichand), Tahsil – Nagpur (Rural) and District NAGPUR.	(1) Shri. Vilas S/o. Nilkanth Patil (2) Shri. Rajendra S/o. Kishan Wankhede (3) Mrs. Mangala W/o. Vilas Patil (4) Mrs. Saroj W/o. Rajendra Wankhede (5) Shri. Pritesh S/o. Vilas Patil
--	--

Qualifying comments / remarks if any

The Title of (1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, on the said Land is good, valid, marketable, clear and salable.

05] The Report reflecting the flow of the title of (1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, and right of development on the said land is enclosed herewith as Annexure.


R. B. IRKHEDE
(Advocate)

Dated : 16-01-2023.

Encl : Annexure.

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10

R. B. IRKHEDE

M. Com., M.A., M.Phil., LL.B.

ADVOCATE



OFFICE : 103, Shree Apartment,
Mama Road, Dharampeth,
NAGPUR - 440 010.

Mobile No. : 9822362366

E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.

COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No.

Date : 16/01/2023

FORMAT – A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) (7/12) issued by the Revenue Department, Nagpur, issued on the date of application for registration.

2) **Mutation Entry**

The (7/12) issued by the Revenue Department, Nagpur. **ALL THAT** piece and parcel of land bearing **Survey No. 61/R/1 to R/5**, total area admeasuring **0.75 Hectares / 7,500.00 Sq. Mtrs.**, of **Mouza – Shankarpur**, Patwari Halka No. 42, held in Bhogwatdar Class – 1 Rights, within the limits of Grampanchayat Vela (Harichand), Tahsil – Nagpur (Rural) and District **NAGPUR**, belongs to **(1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil**, and the said Owners are the recorded Owners of the said Property.

3) **Search Report for last 30 years 1993 to 2022 taken from the Sub-Registrar, Office at Nagpur.**

- i) **ALL THAT** piece and Parcel of Agricultural Land bearing Khasra No. 61/1 & 61/2 of Mouza – Shankarpur, having a total area of 20000 Sq. Meters, (about 2.02 Hectors OR 5.00 Acres) held in Bhogwatdar Class – 1 Rights, situated within the limits of Grampanchayat Vela (Harichand), P.H No. 42, in Tahsil – NAGPUR (RURAL), and District – NAGPUR, originally belongs to 1) Shri. Ishwar S/o. Namdevrao Mandve, 2) Smt. Panchashila W/o. Sudhakar Bendale, 3) Smt. Pramila W/o. Jagdish Borkar, 4) Ku. Smita D/o. Ishwar Mandve, and 5) Ku. Ankita D/o. Ishwar Mandve.

R.B. Irkhede

- ii) THAT the aforesaid Shri. Ishwar Namdeo Mandwe and others holds the aforesaid vacant land, which is in excess of ceiling limit in the Nagpur Urban Agglomeration, The said owner Shri. Ishwar Namdeo Mandwe and others, though their Power of Attorney Holders Shri. Mohan S/o. Dayaram Chouthani, Resident of Khamla, Nagpur, lateron filed a return Under Section 6(2) of the Urban Land (Ceiling & Regulation) Act, 1976 for the aforesaid land bearing Survey No. 61 / 1 & 61 / 2 of Mouza – Shankarpur, Tahsil – Nagpur (Rural) District Nagpur, having total area admeasuring 20000 Sq. Mtrs., on dated 01.11.2004, the returns filed by the Original Landowners registered as U.L.C. Case No. 293 / 2004, after scrutiny of the returns filed by the Original Landowners, the Competent Authority U.L.C. Nagpur vide its Order Under Section 8(4) passed on dated 10.11.2004 have allowed 7500 Sq. Meters retainable land i.e. 5 retainable shares Namely:- Shri. Ishwar S/o. Namdevrao Mandve, 2) Smt. Panchashila W/o. Sudhakar Bendale, 3) Smt. Pramila W/o. Jagdish Borkar, 4) Ku. Smita D/o. Ishwar Mandve, and 5) Ku. Ankita D/o. Ishwar Mandve and an area admeasuring 12500.00 Sq. Mtrs., was declared as Surplus Vacant Land, and directed the Original Landowners to file a Scheme on the Surplus Vacant Land Under Section 20(1)(a) of the Urban Land (Ceiling & Regulation) Act, 1976, on the patter of Talegaon – Dabhade Scheme within a period of 60 days from the date of passing of the Order Under Section 8(4).
- iii) THAT the Original Landowners accordingly submitted a scheme Under Section 20(1)(a) of the Urban Land (Ceiling & Regulation) Act, 1976, on the surplus vacant land on dated 23.11.2004, for providing plots and / or construction of tenements and considering the same Additional Collector and Competent Authority U.L.C. Nagpur by his ORDER passed in Case No. ATP / U.L.C. / TD (461) / 2004 / 1458 Dated 115.12.2004 and granted exemption to the aforesaid Original Landowners.
- iv) THAT in pursuance of the exemption order the Original Landowners permitted to transfer the Plots / and / or construction of tenements under the said scheme submitted on Surplus and Retainable land to any group of Purchaser intending to propose a Co-operative Housing Society and or to any developer promoter, builder.
- v) THAT the Original Landowners in order to complete the various legal formalities registered and executed the General Power of Attorney in favour of Shri. Mohan S/o. Dayaram Chouthani, Resident of Khamla, Nagpur and the said General Power of Attorney is also duly registered in the office of Joint Sub-Registrar Nagpur No. 1 Registered at Serial No. 7098 / 2004 on Dated 01.12.2004, the Landowners further registered and executed the General Power Of Attorney in favour of Shri. Raju S/o. Laxmikant Itkelwar, Aged about 34 years, Occupation – Business, Resident of Ganeli Wada, Juni Mangalwari, Nagpur, and the said General Power of Attorney is also duly registered in the office of Joint Sub-Registrar Nagpur No. 1 Registered at Serial No. 7098 / 2004 on Dated 01.12.2004.

P. B. Dabhade

- vi) THAT Original Landowners hereinabove named later on through their Power of Attorney holder Shri. Mohan S/o. Dayaram Chouthani, applied for conversion of the said land admeasuring 20,000 Sq. Mtrs., for Non Agricultural Use and considering their application the Hon'ble Collector, Nagpur vide order Dated 18.10.2005 passed in Revenue Case No. 160 / NAP - 34 / 2005 -2006 converted the said 20000 Sq. Meters of land for Non Agricultural Use.
- vii) THAT the Original Landowners through the said Power of Attorney Holder accordingly carve a Layout on the said 20000 Sq. Meters, of the land and the same has been duly approved and sanctioned by the Assistant Director, Town Planning, Nagpur.
- viii) THAT the Original Landowners and the said Power of Attorney Holder during the course of time have jointly decided to disposes off the various plots and also the Retainable land situated in the aforesaid layout to the interested purchaser.
- ix) THAT (1) "Devayani Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur", *Registration No. NGP / ARN / HSG / TC / 834 / 2005, Dated 20.12.2005*, (2) "Damini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur", *Registration No. NGP / ARN / HSG / TC / 833 / 2005, Dated 17.12.2005* (3) "Yogini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur", *Registration No. NGP / ARN / HSG / TC / 836 / 2005, Dated 09.01.2006* (4) "Mohini Gruhanirman Sahakari Sanstha Maryadit, Shankarpur, Tahsil And District Nagpur", *Registration No. NGP / ARN / HSG / TC / 837 / 2005, Dated 09.01.2006* lateron purchased the aforesaid entire Piece and parcel of land bearing Retainable Plot No. R - 1 to R - 5, Total Admeasuring 7,502.00 Sq. Meters (OR 80751.52 Sq. Fts.) forming a portion of entire land bearing SURVEY NO. 61 / 1 of MOUZA - SHANKARPUR, held in Bhogwatdar Class - 1 Rights, situated within the limits of Grampanchayat Vela (Hari), P. H No. 42, in TAHSIL - NAGPUR (RURAL), and District NAGPUR from the aforesaid original landowners by virtue of Registered Sale Deed dated 16.01.2006, which is duly registered at Serial No. 273/2006, in the office of Sub-registrar Nagpur (Rural) No. 10.
- x) THAT the registration of the aforesaid societies namely "Devayani", "Damini", "Yogini", & "Mohini" subsequently disband by the Assistant Registrar, Co-operative Societies, Nagpur and accordingly the officer bearers of the aforesaid "Devayani", "Damini", "Yogini", & "Mohini" namely Shri. Bharat Ramkrushna Patil and Fifty Four others jointly transferred the aforesaid property comprising Retainable Plot No. R - 1 to R - 5, Total Admeasuring 7,502.00 Sq. Meters (OR 80751.52 Sq. Fts.) forming a portion of entire land bearing SURVEY No. 61/1 of Mouza - Shankarpur to (1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh

Rajendra Wankhede

S/o. Vilas Patil, by registered Sale Deed Dated 20/10/2010 which is duly registered at the Office of the Sub-Registrar, Nagpur - 7 at Serial No. 6744/2010.

- 4) **THAT** in pursuance of the said registered Sale Deed Dated 20/10/2010, the present Owners namely 1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, became the absolute legal Owner of the property and same is renumbered as Survey No. 61/R/1/R/5, area admeasuring 0.75 Hectares [OR 7500.00 Sq. Mtrs.] of Mouza - Shankarpur, with all heritable and transferable rights and the name of the Owners also mutated in 7/12 Revenue Record vide mutation / Ferfar Entry No. 1081 Dated 26/09/2011.
- 5) **THAT** present Owners namely 1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, jointly decided to develop the Project Land bearing Survey No. 61/R/1/R/5, area admeasuring 0.75 Hectares [OR 7500.00 Sq. Mtrs.] of Mouza - Shankarpur into a Residential Estate by carving out various Residential Plots of different sizes therein and accordingly applied for the same vide application Dated 12/11/2021 to the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.).
- 6) **THAT** the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) accordingly granted necessary permission for use of the aforesaid Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza - Shankarpur, for "RESIDENTIAL" use vide its Letter No. 6842 Dated 07/04/2022.
- 7) **THAT** the Tahsildar Nagpur (Rural) by his Order Dated 05/12/2022 passed in Revenue Case No. 22/N.A.P.-34/2022-2013 converted the said land bearing Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza - Shankarpur, for "Non-Agricultural Use".
- 8) **THAT** the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) accordingly sanctioned the Layout Plan of the said entire land on the various terms and conditions contended in the Development Agreement Dated 05/01/2023.
- 9) **THAT** the Executive Engineer, of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) vide its Order No. E.E./NMRDA/DPC/AGREE/827 Dated 05/01/2023 sanction Residential Layout Plan of the land bearing Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza - Shankarpur,
- 10) **THAT** the 7/12 Extract of the land bearing Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza - Shankarpur is in the name of 1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan

1239mihede

Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil.

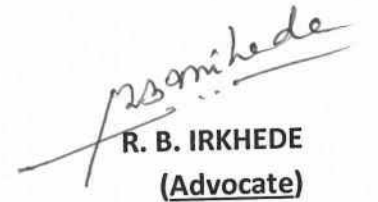
11) THAT the Owners 1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil, has exclusive rights to sell the Plots of the said Sanctioned Layout known and styled as "VIRAJ ONE" and to enter into Agreement/s – Sale Deed/s – Conveyance Deed/s with the prospective Purchasers/s of the Plots and to receive the entire sales consideration in respect thereof.

(12) THAT for the purpose of verification of title, the following documents relating to said property is provided to me:-

- (i) THAT, all the aforesaid documents are produced before me are photocopies. It is necessary to verify Original Copies in the custody of the present Owner 1) Shri. Vilas S/o. Nilkanth Patil, (2) Shri. Rajendra S/o. Kishan Wankhede, (3) Mrs. Mangala W/o. Vilas Patil, (4) Mrs. Saroj W/o. Rajendra Wankhede, & (5) Shri. Pritesh S/o. Vilas Patil. The aforesaid Owners assures and affirms that they have not executed any unregistered Deed or documents whereby its ownership rights are affected, diluted or a third party interest is created.
- (ii) THAT I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs Survey No. 61/R/1 to R/5, total area Admeasuring 0.75 Hectares / 7,500.00 Sq. Mtrs., of Mouza – Shankarpur, for the period 30 (Thirty) years from 1993 to 2022 by depositing necessary Search Fees of Rs. 750/- online with the Department of Registration Vide Challan No. GRN MH012818633202223E on 27-12-2022. The Receipts of the same is enclosed herewith.
- (iii) THAT during our online search I 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 : 16-01-2023.


R. B. IRKHEDE
(Advocate)

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10