Sahil M. Bhangde
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Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 202/2** having area admeasuring about 1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42 Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Kh. No. 202/2** having area admeasuring about 1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42 Layout Known as "**MAULI NAGAR-15**")

I have investigated the title of the said plot on the request of **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate**
and following documents i.e.:

1) Description of the property.

All that piece and parcel of Agricultural land bearing **Kh. No. 202/2** having area admeasuring about 1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

East	:	By Railway Line & Remaining Land of Kh No 202
West	:	By Kh. Nos. 203 & 204
North	:	By 18.00 Mtrs. wide Road
South	:	By Kh. No. 201.

Upon it a layout known and styled as **"MAULI NAGAR-15"**

2) **(i) Photocopy of** Registered Sale Deed executed by Shri. Gajanan Dolbaji Jaipurkar with the Consent of (1) Smt. Nilawanti Prabhakar Mule, (2) Smt. Asha Deoraoji Chandankhede, (3) Smt. Sunanda Shankarrao Girade, (4) Sitabai Dolbaji Jaipurakar (As a Confirming Party) in favour of (1) Shri. Shivkumar Nachanmal Gidwani, (2) Shri. Ashok Lakhichand Jain, (3) Shri. Inderchand Lakhichand Jain, (4) Shri. Dayal Nanakram Asudani, (5) Shri. Sanjay Khubchand Ahuja and (6) Shri. Khubchand Radhakishan Ahuja, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 37, dated 04/01/2006.

(ii) Photocopy of Registered General Power of Attorney executed by (1) Smt. Vidhyadevi Khubchand Ahuja, (2) Shri. Sanjay Khubchand Ahuja, (3) Shri. Ravi Khubchand Ahuja in favour of Shri. Khubchand Radhakishan Ahuja, Same was Registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 3037, dated 19/06/2006.

(iii) Photocopy of Registered Sale Deed executed by (1) Smt. Nilawanti Prabhakar Mule, (2) Smt. Asha Deoraoji Chandankhede, (3) Smt. Sunanda Shankarrao Girade, (4) Sitabai Dolbaji Jaipurakar (As a Confirming Party) to (1) Shri. Shivkumar Nachanmal Gidwani, (2) Shri. Ashok Lakhichand Jain, (3) Shri. Inderchand Lakhichand Jain, (4) Shri. Dayal Nanakram Asudani, (5) Shri. Sanjay Khubchand Ahuja acting through his POA holder Shri. Khubchand Radhakishan Ahuja and (6) Shri. Khubchand Radhakishan Ahuja in favour of Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4461, dated 05/08/2022.



3) (i) Photocopy of 7/12 extract of Kh No. 202/2 issued in the name of Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate dated 18/11/2022

4) Search report for 30 years from 26/11/1993 till 26/11/2022

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 **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate** is clear, marketable and without any encumbrances.

Owners of the land

1. **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate**

2. I am of the opinion that **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate** is the legal owner of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Sahil M. Bhangde
Plot No.157,
Dafpratchal Nagar,
6th Lane,
Near Mahanal Temple,
Near Ramtekgiri,
Nagpur-33.
Advocate

(Sahil M. Bhangde)
Advocate.

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FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

A. Originally, All that piece and parcel of Agricultural land bearing **Kh. No. 202** having area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Gajanan Dolbaji Jaipurkar as being his Ancestral property as per the records of Adhikar Abhilekh Panji prepared U/s. 115 of Madhya Pradesh land Revenue Code 1954.

B. That the aforesaid Owner, Shri. Gajanan Dolbaji Jaipurkar had Sold the said Agricultural land bearing **Kh. No. 202** having area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, with the Consent of (1) Smt. Nilawanti Prabhakar Mule, (2) Smt. Asha Deoraoji Chandankhede, (3) Smt. Sunanda Shankarrao Girade, (4) Sitabai Dolbaji Jaipurakar (As a Confirming Party) to (1) Shri. Shivkumar Nachanmal Gidwani, (2) Shri. Ashok Lakhichand Jain, (3) Shri. Inderchand Lakhichand Jain, (4) Shri. Dayal Nanakram Asudani, (5) Shri. Sanjay Khubchand Ahuja and (6) Shri. Khubchand Radhakishan Ahuja, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 37, dated 04/01/2006.

C. That (1) Smt. Vidhyadevi Khubchand Ahuja, (2) Shri. Sanjay Khubchand Ahuja, (3) Shri. Ravi Khubchand Ahuja have jointly constituted and appointed to Shri. Khubchand Radhakishan Ahuja as their Lawful attorney by way of executing a Registered General Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 3037, dated 19/06/2006.

D. That later on 05/08/2022, (1) Smt. Nilawanti Prabhakar Mule, (2) Smt. Asha Deoraoji Chandankhede, (3) Smt. Sunanda Shankarrao Girade, (4) Sitabai Dolbaji Jaipurakar (As a Confirming Party) to (1) Shri. Shivkumar Nachanmal Gidwani, (2) Shri. Ashok Lakhichand Jain, (3) Shri. Inderchand Lakhichand Jain, (4) Shri. Dayal Nanakram Asudani, (5) Shri. Sanjay Khubchand Ahuja acting through his POA holder Shri. Khubchand Radhakishan Ahuja and (6) Shri. Khubchand Radhakishan Ahuja have jointly Sold the schedule Agricultural land bearing **Western Portion of Kh. No. 202** having area admeasuring about 1.558 H.R. (or 3.85 Acres) out of total land admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, to Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4461, dated 05/08/2022. As such Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate became the Sole and absolute owner of the schedule property but the aforesaid Sale Deed dated 05/08/2022 is executed on Post dated cheques therefore the title and ownership of Mauli Infra, a Partnership firm is subject to Realization of entire consideration amount paid under PDC cheque to the Original Land Owners mentioned in Sale Deed dated 05/08/2022. **That the aforesaid Western Portion of Land admeasuring about 1.558 H.R. (or 3.85 Acres) is now Renumbered as New Kh. No. 202/2 and the name of Mauli Infra, a Partnership Firm is also duly mutated in 7/12 extracts as a owner thereof.**

E. That by virtue of the aforesaid transactions **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate** became the absolute owner the schedule property and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other Relevant Records as a owner thereof.

F. That the aforesaid Owner i.e. Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate had decided to develop the schedule Agricultural land bearing **Kh. No. 202/2** having area admeasuring about

1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, by demarcating a Residential layout upon schedule land to be Known and Styled as **"MAULI NAGAR- 15"** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).

G. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing **Kh. No. 202/2** having area admeasuring about 1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur.

H. I am of the opinion that **Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate** is the legal owner of land bearing All that piece and parcel of Agricultural land bearing **Kh. No. 202/2** having area admeasuring about 1.558 H.R. (or 3.85 Acres) being a Western Portion of Kh No. 202 having total land area admeasuring about 3.18 Hec. R. situated at **Mouza – Jamtha,** P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

- That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur (Rural) by depositing Rs. 750/- vide **GRN No. MH011252212202223E dated 26/11/2022.**

1) 7/12 extract of Kh. No. 202/2 issued in the name of Mauli Infra, a Partnership Firm acting through its Authorized Partners (1) Shri. Pravin Ratanlal Jain, (2) Shri Ashwin Siddharth Vairagade and (3) Shri. Pravin Nathhuji Rahate dated 18/11/2022.
3) Mutation Entry No – Ferfar Entry No. 7549.
4) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
5) Any other relevant title. – No
6) Litigations if any. - No



Nagpur:

Dated : 26/11/2022

(Sahil M. Bhangde)
Advocate