A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land containing by admeasurement 13700.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 277/1 of Mouza – LAVHA, P.S.K. 4-A, situate at Village – Lavha in Tahsil Nagpur (Rural) and District – NAGPUR.

1. I have investigated the title of the said Piece of land on the request of SHRI. PRAVIN S/o SHAMDEORAOJI RAUT, MRS. JUHI W/o VIJAY SHRIVASTAVA, MRS. PALLAVI W/o MANOJ KADU AND SHRI. SACHIN S/o SHRIRAMJI KADU, All Members of Pravin Raut and Others, Association of Persons and the verified the documents placed before me for my perusal:-

I. **Description of the Property:**

ALL THAT Piece and Parcel of land containing by admeasurement 13700.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 277/1/1 to 277/1/58 of Mouza – LAVHA, P.S.K. 4-A, situate at Village – Lavha in Tahsil Nagpur (Rural) and District – NAGPUR and having the boundaries as follows :-

ON THE EAST	-	**KH. NO. 278, 279 AND 35 AND ROAD.**
ON THE WEST	-	**KH. NO. 276/1, 276/2 AND 274/2.**
ON THE NORTH	-	**KH. NO. 77/1 AND 77/2.**
ON THE SOUTH	-	**KH. NO. 38, 39/1 AND 39/2.**

II. **Documents available/perused:**

1. Photocopy of Sale Deed Dated 23-5-2022.
2. Photocopy of NA Order Dated 28-9-2022.
3. Photocopy of Executive Engineer, Nagpur Metropolitan Region Development Authority Order Dated 6-12-2022

III. Property Card (7/12 extract) Dated 27-1-2023 issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

A. A. LULAY
Advocate
Reg No. MAH/4294/2018

IV. Search Report for 13 Years i.e. from 2011 to 2023.

Contd. . .

Scanned with OKEN Scanner

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

SR. NO. / OWNER NO.	NAME	7/12 EXTRACT NUMBER/ KH. NO.	MUTATION ENTRY NO.
1.	SHRI. PRAVIN SHAMDEORAOJI RAUT	277/1/1 to 277/1/58	3996
2.	MRS. JUHI VIJAY SHRIVASTAVA	277/1/1 to 277/1/58	3996
3.	MRS. PALLAVI MANOJ KADU	277/1/1 to 277/1/58	3996
4.	SHRI. SACHIN SHRIRAMJI KADU	277/1/1 to 277/1/58	3996

3. The report reflecting the flow of the title of Shri. Pravin Shamdeoraoji Raut, Mrs. Juhi Vijay Shrivastava, Mrs. Pallavi Manoj Kadu and Shri. Sachin Shriramji Kadu on the said Land/Plot is enclosed herewith as Annexure - A.

28/1/2023

(A. A. LULAY)
Advocate

AJINKYA A. LULAY
Advocate
Reg. No. MAH/4294/2016
"Prarabdha", Plot No. 34,
Venkatesh Nagar, Khamla Road,
Nagpur - 440025. (M) 9730414589
Tel. No.(Off) 2293781 (R) 2293281

NAGPUR
DATED : 28-1-2023.

Enclosed : Annexure - A.

Scanned with OKEN Scanner

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. **Flow of the title:**

THAT ALL THAT Agricultural land bearing Kh. No. 277/1 of Mouza – LAVHA, having an area of 1.37 Hectors, Rental Rs. 3.45 held in Bhogwatdar Class-1 Rights, situate at Village – Lavha, P.S.K. 4-A in Tahsil Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Shravan S/o Shivji Mendhe, being his self acquired property.

THAT the said Shri. Shravan S/o Shivji Mendhe lateron transferred the said Kh. No. 277/1 of Mouza – Lavha by way of Gift to Smt. Anjali W/o Shravan Rahate, by a Gift Deed Dated 16-5-1949, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 113 on Pages 61 to 63 at Sr. No. 1021 on even date.

THAT lateron the said Smt. Anjali W/o Shravan Rahate transferred the said Kh. No. 277/1 of Mouza – Lavha by way of Sale to Mrs. Vidya W/o Sharad Kapse, by a Sale Deed Dated 16-2-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur Rural in Book No. 1 at Sr. No. 363 on even date.

THAT the said Mrs. Vidya W/o Sharad Kapse lateron transferred the said Kh. No. 277/1 of Mouza – Lavha by way of Sale to Shri. Pravin S/o Shamdeoraoji Raut, Mrs. Juhi W/o Vijay Shrivastava, Mrs. Pallavi W/o Manoj Kadu and Shri. Sachin S/o Shriramji Kadu, jointly by a Sale Deed Dated 23-5-2022, which is duly Registered in the Office of the Sub-Registrar, Nagpur Rural-10 in Book No. 1 at Sr. No. 2918 on even date. As a result therefore the said Shri. Pravin S/o Shamdeoraoji Raut, Mrs. Juhi W/o Vijay Shrivastava, Mrs. Pallavi W/o Manoj Kadu and Shri. Sachin S/o Shriramji Kadu have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT the aforesaid land comprising Kh. No. 277/1 of Mouza – LAVHA is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 28-9-2022 passed in Revenue Case No. 34/NAP-34/2021-2022.

A. A. LULAY
Advocate
Reg. No. MAH/[illegible]/2018

Contd. . .

Scanned with OKEN Scanner

THAT the said Shri. Pravin S/o Shamdeoraoji Raut, Mrs. Juhi W/o Vijay Shrivastava, Mrs. Pallavi W/o Manoj Kadu and Shri. Sachin S/o Shriramji Kadu lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Order Dated 6-12-2022. The said Layout is sanctioned as a Residential Layout.

B. Property Card (7/12 extract) Dated 27-1-2023 issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-10 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely

D. Shri. Pravin S/o Shamdeoraoji Raut, Mrs. Juhi W/o Vijay Shrivastava, Mrs. Pallavi W/o Manoj Kadu and Shri. Sachin S/o Shriramji Kadu hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2011 to 2023 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. MH014423195202223E Dated 28-1-2023.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

28/1/2023

(A. A. LULAY)
Advocate

AJINKYA A. LULAY
Advocate
Reg. No. MAH/4294/2016
"Tirupati", Plot No.-34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025. (M) 9730414589
Tel. No.(Off) 2293781 (R) 2293281

NAGPUR
DATED : 28-1-2023.

Scanned with OKEN Scanner

CHALLAN

MTR Form Number-6

GRN	MH014423195202223E	BARCODE		Date	28/01/2023-13:06:51	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Ajinkya Anant Lulay
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023012800368	418994222
Cheque/DD No.		Bank Date	RBI Date	28/01/2023-13:07:42	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 781824531

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document Mobile No. : 9730414589

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 28-01-2023 01:08:21

Scanned with OKEN Scanner