RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural land admeasuring about 1.62 H.R at, Jama Rs. 4.54, held in Class 1 rights, **Mouza GOTAL PANJARI** bearing **Khasra No. 33/2, Patwari Halka No.42,** Khate No.60, situated at Tahsil Nagpur (Gramin), District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY")

I have investigated the title of **Kh.No. 33/2** on the request of **SHRI SHAILENDRA S/O PRAKASHRAO DAULATKAR,** one of the Partner of Firm **M/S S.S.R DEVELOPERS**, and following documents i.e.:-

(1) **THAT,** aforesaid Firm M/s.S.S.R Developers are the absolute owners of ALL THAT piece and parcel of Agricultural land admeasuring about 1.62 H.R, Jama Rs. 4.54, held in Class 1 rights, **Mouza GOTAL PANJARI** bearing **Khasra No. 33/2, Patwari Halka No.42,** Khate No.60, situated at Tahsil Nagpur (Gramin), District Nagpur.

(2) **THAT**, originally ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 1.62 H.R comprising South Eastern portion being a portion of the entire land bearing Khasra No. 33 of Mouza Gotalpanjri, Patwari Halka No. 38 having an area of 3.02 H.R, jama rs. 8.48 held in Class 1 rights situated at Mouza Gotalpanjri in Tahsil Nagpur Gramin and Dist Nagpur, belonged to 1) Smt. Parvatibai Shripat Dandade, 2) Mr. Hiraman Shripat Dandade, 3) Mr. Ajab Shripat Dandade, 4) Mr. Dhanraj Shripat Dandade and 5) Smt. Gangubai Junghare as recorded joint owners being their separate property and the same was accordingly mutated in their names in all relevant records and also mutated in 7/12 extract.

(3) **THAT**, aforesaid owners 1) Smt. Parvatibai Shripat Dandade, 2) Mr. Hiraman Shripat Dandade, 3) Mr. Ajab Shripat Dandade, 4) Mr. Dhanraj Shripat Dandade and 5) Smt. Gangubai Junghare transferred their aforesaid property by way of sale to 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, 7) Mr. Sadiq Farooq Kacchi and 8) Kudrus Majid Kacchi by a Sale deed dated 23/08/1989 which is duly registered in the Office of the Joint Sub registrar, Nagpur Rural in Book No. 1 at Sr. No. 4974 (P) on 23/08/1989 the said portion is now identified as Kh. No. 33/2 having an area of 1.62 H.R and the same is accordingly mutated in their name in all the relevant records and 7/12 extract.

(4) THAT, it has been observed that aforesaid joint owners namely Kudrus Majid Kacchi lateron transferred her undivided 1/8th share in the aforesaid property admeasuring 0.2025 H.R out

ADVOCATE RAM JOSHI 2282090 NAGPUR

of the entire land bearing Kh. No. 33/2, of Mouza Gotalpanjri, P.H No. 38, having total area of 1.62 H.R , rental Rs. 4.54, Class 1 rights by way of Sale to Miss Hamida Majid Kacchi (After marriage name Mrs. Hamida Faruq Kacchi) by Sale deed dated 31/12/2012 which is duly registered in the office of the joint sub registrar Nagpur Rural 10 in Book No. 1 at Sr. No. 2954 on 13/03/2013.

(5) THAT, the aforesaid 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Negani, 3) Mr. Mohammad Salim @ Samir Sattar Neghani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, 7) Mr. Sadiq Farooq Kacchi and 8) Mrs. Hamida Faruq Kacchi lateron applied for partition of the aforesaid property comprising Kh. No. 33/2 of Mouza Gotalpanjri , P.H No. 38, having total area of 1.62 H.R , rental Rs. 4.54, Class 1 rights, Tah Nagpur Gramin, Dist Nagpur into Two Parts amongst between them the court of Hon able Naib Tahsildar Nagpur Rural. Thus considering their request Hon ble Naib Tahsildar Nagpur Rural vide his order dated 16/06/2021 passed in Rev. Case No. 16/S.R.V-43/2020-21, the portion of land admeasuring 1.2150 H.R , rental Rs. 3.40 fallen to the exclusive share of 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, absolutely forever having heritable and transferable rights therein and the portion of land admeasuring 0.4050 H.R , rental Rs. 1.14 failed to the exclusive share of 7) Mr. Sadiq Farooq Kacchi and 8) Mrs. Hamida Farooq Kacchi absolutely forever having heritable and transferable rights therein.

(6) **THAT**, as a result therefore the aforesaid 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Salim @ Samir Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mujib Salambhai Pathan, 6) Mr. Zakir Salambhai Pathan, jointly have now become an exclusive, absolute and full joint owners of the property admeasuring 1.2150 H.R, rental Rs. 3.41 Mouza Gotalpanjri , Tah Nagpur Gramin, Dist Nagpur and Mr. Sadiq Farooq Kacchi and Mrs. Hamida Faruq Kacchi has become an exclusive absolute and full owner of 0.4050 H.R , rental Rs. 1.14, Class 1, Mouza Gotalpanjri , Tah Nagpur Gramin, Dist Nagpur and got their names duly mutated in all the government records and 7/12 extract.

(7) **THAT**, subsequently Mr. Mujib Salambhai Pathan, and Mr. Zakir Salambhai Pathan being the owner of $2/7^{th}$ undivided share in the said property (i.e 0.405 H.R) out of total land admeasuring 1.4175 H.R. rental Rs. 4.00 being a part or portion of the entire land bearing Kh. No. 33/2 of Mouza Gotalpanjri, P.H No. 38 having total area of 1.62 H.R, rental Rs. 4.54 held in occupancy right class 1, Khate No. 545, 555 Tah Nagpur Gramin, Dist Nagpur sold their undivided share in the said property in favour of Mr. Mufaddal Hussain Durgwala and Rehana Sheikh Sajjad Hussain Chakkiwala vide Sale deed dated 14/07/2021 at Sr. No. 11043 before the Sub registrar Gramin, Nagpur making them the joint owners alongwith Four others.

(8) **THAT**, accordingly the said KH. No. 33/2 admeasuring about 1.2150, Rental Rs. 3.40, Class 1 rights, Mouza Gotalpanjri, P.H No. 38, Tah Nagpur Gramin, Dist Nagpur is was jointly owned by 1) Mr. Mohammad Salim Sattar Negani, 2) Mr. Sajid Sattar Neghani, 3) Mr. Mohammad Sameer Sattar Negani, 4) Mr. Mohammad Siraj Sattar Negani, 5) Mr. Mufaddal Hussain Durgwala, 6) Rehana Sheikh Sajjad Hussain Chakkiwala being the joint owners of the aforesaid property and accordingly these owners had mutated their names on all government records and 7/12 extracts.

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(9) **THAT**, in the same way the balance portion of 33/2 i.e 0.40 H.R Mouza Gotalpanjri, Tah Nagpur Gramin and Dist Nagpur came to the share of **HAMIDA FAROOQ KACCHI & SADIQ FAROOQ KACCHI** i.e the previous owner No. 7 and 8 as per the said partition.

(10) THAT, the said Partnership Firm M/S S.S.R DEVELOPERS having its registered address at NKY Towers, 3rd floor, Ajni Square, Nagpur represented through its Partners, (1) SHRI SATISH S/O LAXMANRAO BANGIRWAR (2) SHRI RAJIV S/O VISHWANATH NILAWAR and (3) SHRI SHAILENDRA S/O PRAKASHRAO DAULATKAR has purchased the aforesaid property from (1) MOHAMMED SALIM ABDUL SATTAR NEGANI represented through his Power of Admission holder MOHAMMED SAJID A SATTAR NEGANI (2) MOHAMMED SAJID ABDUL SATTAR NEGANI (3) MOHAMMED SIRAJ ABDUL SATTAR NEGANI represented through his Power of Admission holder MOHAMMED SAJID A SATTAR NEGANI (4) MOHAMMED SALIM @ SAMEER SATTAR NEGANI (5) MR. MUFADDAL HUSSAIN DURGWALA (6) REHANA SHEIKH SAJJAD HUSAIN CHAKKIWALA (7) HAMIDA FAROOK BAWLA KACHHI and (8) SADIQUE FAROOK BAWLA KACHHI, vide Registered Sale Deed dated **04/07/2022**, registered at the Office of Joint Sub Registrar No.7, Nagpur registered at Sr.No.**5738**.

(11) **THAT** as a result of this, the said Firm **M/S S.S.R DEVELOPERS**, has now become the absolute owners of the said land with transferable and heritable rights therein and subsequently got their names mutated in all government and semi government records.

(12) **THAT** for variety of reasons and other good causes **M/S S.S.R DEVELOPERS** have now decided to carve a residential layout on the said land and has applied for the same to NMRDA and have also got the layout map tentatively sanctioned from the said authority.

(13) That, **M/S S.S.R DEVELOPERS** through its Partner **SHRI SHAILENDRA S/O PRAKASHRAO DAULATKAR**, has placed before me the following documents. My opinion is based on careful study of: -

1) Index Register for the period 1992 to 2022.
2) Copy of Sale Deed/Partition deed/Exchange deed with respect to aforesaid property
3) Copy of Layout Plan
4) Latest 7/12
5) Chain Documents

<u>Owner of the land</u>

i) **M/S S.S.R DEVELOPERS (PAN – AEPFS6865Q),** A Partnership Firm having its registered address at NKY Towers, 3rd floor, Ajni Square, Nagpur.

ii) Qualifying comments/remarks if any <u>Nil</u>

(14) THAT the aforesaid property is now converted into Non Agricultural use by the aforesaid present owners vide order of The Tahsildar, Nagpur(Gramin) dated 04/11/2022 vide RCS No.38/NAP-34/2022-23.

(15) The report reflecting the flow of the title of **M/S S.S.R DEVELOPERS** is enclosed herewith as annexure.

Encl: Annexure.
Date:

ADV. RAM JOSHI
(Stamp)

ADVOCATE RAM JOSHI 2282090 NAGPUR

RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. ALL THAT Piece and Parcel of Agricultural land admeasuring about 1.62 H.R at, Jama Rs. 4.54, held in Class 1 rights, **Mouza GOTAL PANJARI** bearing **Khasra No. 33/2**, **Patwari Halka No.42,** Khate No.60, situated at Tahsil Nagpur (Gramin), District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., (hereinafter referred to as "THE SAID PROPERTY"

On the East	....	Road
On the West	....	Khasra No.33/1
On the North	....	Khasra No. 34
On the South	....	Road

2. Mutation Entry Nos. for Kh No.33/2 is 2293 dated 18/08/2022.

3. Search report for 30 years (i.e. from 1992 to 2022) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 10 amounting to Rs. 750/- for 30 yrs for the said khasra. I have taken search of last 30 years i.e from the year 1992 to 2022, the original receipt of search at Sub-registrar's office No. 10 bearing **GRN No. MH012027626202223E, dtd. 12/12/2022** enclosed herewith.

4. The title is clear and marketable.

5. There are no Litigations on the Property.

ADV. RAM JOSHI
(Stamp)

Date: 13/12/2022

ADVOCATE RAM JOSHI
2282090
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH012027626202223E	BARCODE		Date	12/12/2022-16:42:05	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)	AEUPJ9961K
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	10
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	RAJENDRA NAGAR
0030072201 SEARCH FEE	750.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	KH NO 33/2 MOUZA GOTAL PANJRI TAH NAGPUR GRAMIN DIST NAGPUR
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022121218900	2781853254
Cheque/DD No.		Bank Date	RBI Date	12/12/2022-16:43:44	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422111235

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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

ADVOCATE RAM JOSHI
NAGPUR

Print Date 12-12-2022 04:43:56