Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) ALL That Piece and Parcel of land bearing Plot Nos. 82, 83, 84, 85, 86 and 87, containing by admeasurement 1106.01 Sq.Mtrs. being a portion of the entire land bearing Kh. No. 18/4A of Mouza - WAGDARA, P.S.K. 46, situate at Villages Wagdara, within the limits of the Gram Panchayat Isasani in Tahsil - HINGNA and District - NAGPUR

I have investigated the title of the said plots on the request of M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao (Agreement of Development and Power of Attorney Holder) having registered office at Plot No. 40, Bajaj Nagar, Nagpur and following documents i.e:-

1) Description of the property.

ALL That Piece and Parcel of land bearing Plot Nos. 82, 83, 84, 85, 86 and 87, containing by admeasurement 1106.01 Sq.Mtrs. being a portion of the entire land bearing Kh. No. 18/4A of Mouza - WAGDARA, P.S.K. 46, situate at Villages Wagdara, within the limits of the Gram Panchayat Isasani in Tahsil - HINGNA and District - NAGPUR

2) The documents of allotment of plot.

i. Sale Deed dated 28/03/2017 for Plot Nos. 82, 83, 84, 85, 86 and 87 executed by Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, Shri Siddharth Gholuji Gajbhiye, Nagpur in favour of Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1204, Hingna

ii. Agreement of Development dated 28/03/2022 between Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure and M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao duly registered with the office of the sub Registrar-2 at Sr. No. 2648, Hingna

iii. General Power of Attorney dated 02/05/2022 excecuted by Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure in favour of M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao duly registered with the office of the sub Registrar-2 at Sr. No. 2649, Hingna

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

iv. 7/12/Property Card Issued by Gram Adhikari, Tahsil Hingna, Dist.Nagpur Mutation Entry No.(1) vide Ferfar No.7921 on dated 27/04/2017

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Plot Nos. 82, 83, 84, 85, 86 and 87 in any court or before any authority. That the title of Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure for Plot Nos. 82, 83, 84, 85, 86 and 87 ,is clear,Marketable and without any encumbrances.

Owners of the Land

Owners of the Land- Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure for Plot Nos. 82, 83, 84, 85, 86 and 87.

Developer of Land : M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao

Power of Attorney holder : M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao

The report reflecting the flow of the title of Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure for Plot Nos. 82, 83, 84, 85, 86 and 87,is clear,Marketable and without any encumbrances.

REMARKS :

M/s Shree Aashray Properties Prop : Shri Vitthal Ramchandra Bajirao, Promoter of the Project is having all rights and interest to develop the said Land and to sale Residential Apartments of the proposed Scheme to be constructed on the said Land

ENCL : ANNEXURE

Date : 09/05/2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card for M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao for Plot Nos. 82, 83, 84, 85, 86 and 87 as on date of application for Registration.

2) Mutation Entry No. 7921 dated 27/04/2017 for Plot Nos. 82, 83, 84, 85, 86 and 87

3) Search report for 30 years Taken from Sub-Registrar-1 office at Nagpur Vide Receipt vide GRN No. MH001961775202324E

4) Agreement of Development dated 28/03/2022 between Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure and M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao duly registered with the office of the sub Registrar-2 at Sr. No. 2648, Hingna.

5) General Power of Attorney dated 02/05/2022 excecuted by Shri Rampratap Sukhraj Shahu and Shri Sandesh Narayan Burbure in favour of M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao duly registered with the office of the sub Registrar-2 at Sr. No. 2649, Hingna.

NARRATION ON FLOW OF TITLE:

WHEREAS ALL THAT Agricultural Land bearing Kh. No. 18/1 of Mouza WAGDARA having an area of 4.88 Hectors, Rental Rs. 15.25/-, situate at Wagdara, P.S.K. 48 in Tahsil Hingna and District -NAGPUR, Originally belonged to Smt. Rahibai W/o Vasantrao Dhakulkar, being her separate property: AND

WHEREAS the said Smt. Rahlbal W/o Vasantrao Dhakulkar lateron transferred the Southern Half portion comprising 2.44 Hector land out of the said land by way of Sale to 1) Smt. Krishna Gautam Gajbhiye, 2) Shri. Prashant S/o Kamaldas Gajbhlye and 3) Shri. Siddharth S/o Gholuji Gajbhiye by a Sale Deed Dated 12-02-2007, WHICH IS DULY Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 905 on 13-02-2007 and renumbered the said land as Kh. No. 18/4/A of Mouza-, WAGDARA: AND

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

WHEREAS said 1) Smt. Krishna Gautam Gajbhiye, 2) Shri. Prashant S/o Kamaldas Gajbhiye and 3) Shri. Siddharth S/o Gholuji Gajbhiye have lateron jointly decided to develop the aforesaid land into a Layout by carving out various Residentia Plots of different sizes therein; AND

WHEREAS the aforesaid entire land comprising Kh. No. 18/4/A is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 05-03-2011 passed in Revenue Case No. 214/NAP/34/20102011 of Mouza WAGDARA: AND

WHEREAS Layout Plan of the said land is duly sanctioned by the Asst. Director Town Planning, Nagpur vide his order No. ADTP 2973 Dated 31-05-2018.
WHEREAS out of the aforesaid sanctioned Layout, the aforesaid Owners agreed to Sell the Plot Nos. 82, 83, 84, 85, 86 and 87 to 1) Smt. Manjulabai W/o Vithobaji Jambutkar, 2) Ku. Rekha D/o Vithobaji Jambutkar, 3) Ku. Maya D/o Vithobaji Jambutkar and 4) Ku. Archana D/o Vithobaji Jambutkar by an Agreement Dated 03-09- 2011 and the same is also duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4816 en even date; AND

WHEREAS the aforesaid owners namely 1) Smt. Krishna Gautam Gajbhiye, 2) Shri. Prashant S/o Kamaldas Gajbhiye and 3) Shri. Siddharth S/o Gholuji Gajbhiye also executed an Agreement of Development regarding the aforesaid Plots with M/s. Krishna Infraventure on 30-12-2011, which is also duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 6711 an even date

WHEREAS the aforesaid 1) Smt. Manjulabai W/o Vithobaji Jambutkar, 2) Ku. Rekha D/o Vithobaji Jambutkar, 3) Ku. Maya Dio Vithobaji Jambutkar and 4) Ku. Archana D/o Vithobaji Jambutkar lateron dropped an Idea to Purchase the said Plots and M/s. Krishna Infraventure also dropped an Idea to develop the said Plots and accordingly with their joint Consent the aforesaid 1) Smt. Krishna Gautam Gajbhiye, 2) Shri. Prashant S/o Kamaldas Gajbhiye and 3) Shri. Siddharth S/o Gholuji Gajbhiye transferred by way of Sale the said Plot Nos. 82, 83, 84, 85, 86 and 87 Containing by total admeasurement 1106.01 Sq. Mtrs. to Shri. Rampratap S/o Sukhraj Shahu and Shri. Sandesh S/o Narayan Burbure, the Owners hereinabovenmaed, by a Sale Deed Dated 28-03-2017, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1204 on even date. As a result therefore the said Owners have now jointly become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records ; AND

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

WHEREAS aforesaid Plots are covered under the Metro Scheme of the Nagpur Improvement Trust, Nagpur, AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 82 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3900, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 82 is shown and declared as 296.01 Sq. Mtrs. Thus the area of the said Plot No. 82 is at present 296.01 Sq. Mtrs.; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 83 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3901, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 83 is shown and declared as 162.00 Sq. Mtrs. Thus the area of the said Plot No. 83 is at present 162.00 Sq. Mtrs.; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 84 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3902, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 84 is shown and declared as 162.00 Sq. Mtrs. Thus the area of the said Plot No. 84 is at present 162.00 Sq. Mtrs.; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 85 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3903, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 85 is shown and declared as 162.00 Sq. Mtrs. Thus the area of the said Plot No. 85 is at present 162.00 Sq. Mtrs

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 86 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3904, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 86 is shown and declared as 162.00 Sq. Mtrs. Thus the area of the said Plot No. 86 is at present 162.00 Sq. Mtrs.; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 87 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. 3905, Dated 24-07-2012. In Tracking No. 2012061128 and Layout ID No. 201206082. As per the said Regularization Letter, the area of the said Plot No. 87 is shown and declared as 162.00 Sq. Mtrs. Thus the area of the said Plot No. 87 is at present 162.00 Sq. Mtrs.; AND

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

WHEREAS Plot Nos. 82, 83, 84, 85, 86 and 87 are Amalgamated by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Amalgamation Letter No. BE(M)2/108/117 Dated 12-11-2012. As per the said Amalgamation Letter Dated 12-11-2012 the area of the said Plot Nos. 82, 83, 84, 85, 86 and 87 is shown and declared as 1106.01 Sq.Mtrs. As a result therefore the Owners here in above named has now become an exclusive, absolute and full Owners of the aforesaid Plot Nos. 82, 83, 84, 85, 86 and 87 with heritable and transferable rights therein; AND

WHEREAS the Owners have now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND has entered into an Agreement of Development dated 28/03/2022 with M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao duly registered with the office of the sub Registrar-2 at Sr. No. 2648.

WHEREAS the Land Owners have empowered M/s Shree Aashray Properties prop : Shri Vitthal Ramchandra Bajirao to execute & registered various deeds and documents in respect of said Plot on their behalf by executing General Power of Attorney dated duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 2649 on 02/05/2022;

AND WHEREAS the Executants of aforesaid Power of Attorney have not withdrawn / cancelled / terminated the said Power of Attorney;

4. Any other relevant Title : No

5. Any Other Litigation : No

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Nagpur

Dated 09/05/2023