

NANDLAL ALWANI

Advocate

Nyaymandir Room No.525 New Building
B.Com, L.L.B.

Res.Off : Plot No. 180. Near National File Factory,
Behind Ahuja, Paper Mart,
Main Bazar Road, Jaripatka,
Nagpur-440 -014.

Mob. No.9823164104

FORM - A

(Circular No. 28/2021)

To,

Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
MUMBAI - 400 051.

MahaRERA
Administrative Building No1,
Civil Lines,
Nagpur - 440 001.

LEGAL TITLE REPORT.

Sub: Title clearance certificate with respect to ALL THOSE pieces and Parcels of Non-Agricultural land bearing Plot No. 1 to 12 out of Layout of 0.64 H.R. out of Khasra No.70, P.H. No. 63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No.70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No.1085, Mouza- Kondhali, P.H.No.63, Tah. Katol, Dist. Nagpur

together with a layout proposed to be carved on the said land to known and styled as **BALAJI NAGAR**, situated at Tah. Katol, Dist. Nagpur hereinafter referred to as the **SAID LAYOUT**.

1) I have investigated the title of the said Layout on the request of the Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, (Name of owners / promoters / developers / Company) and following documents i.e.

1) Description of the Property :

ALL THOSE Pieces and Parcels of Non- Agricultural land total Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Khasra No.70, P.H. No.63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No. 70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No. 1085, Mouza-Kondhali, P.H.No. 63, Tah. Katol, Dist. Nagpur. together with a layout proposed to be carved on the said land to

known and styled as **BALAJI NAGAR** situated at Tah.
Katol, Dist. Nagpur.

2) **The Document of allotment of plots :** purchased vide Sale Deed bearing No. 1594/2021 dated 23/03/2021. Registered with Sub Registrar Katol and purchase from Avinash Jagdish Jawahirani and Dilip Narayandas Wadhwani and Sunil Keshavdas Wadhwani.

3) 7/12 Extract for Property issued by Tahasildar Katol, Dist. Nagpur Mutation Entry No.: 1613, dated 07/06/2021.

4) Search Report for 30 years from 1993 to 2023.

2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the Land

ALL THOSE Pieces and Parcels of Non-Agricultural land bearing Plot No. 1 to 12 out of Layout of 0.64 H.R. out of Khasra No.70, P.H. No.	Pramod Shamrao Gaikwad and
---	----------------------------------

63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No. 70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No. 1085, Mouza- Kondhali, P.H.No. 63, Tah. Katol, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as BALAJI NAGAR , situated at Tah. Katol, Dist. Nagpur.	Sunil Pundlikrao Samarth,
--	---------------------------

i) Qualifying comments / remarks if any No Comments

In accordance with the available search from the online portal the Title of Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, (Owners/Promoters/ developers / Company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur

Dated : 19/05/2023

Nand
NANDLAL ALWANI
Ach.

63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No. 70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No. 1085, Mouza- Kondhali, P.H.No. 63, Tah. Katol, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as BALAJI NAGAR , situated at Tah. Katol, Dist. Nagpur.	Sunil Pundlikrao Samarth,
--	---------------------------

i) Qualifying comments / remarks if any No Comments

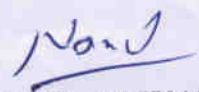
In accordance with the available search from the online portal the Title of Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, on the said land is good, valid, marketable clear and saleable.

3) The report reflecting the flow of the title of the Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, (Owners/Promoters/ developers / Company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur

Dated : 19/05/2023


NANDLAL ALWANI
Ach.

FORMAT – A

(Circular No.28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card (7/12) extract of Kh.No.70 issued by Tahsildar Katol, Dist. Nagpur as on date of application for registration.

The name of : Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, is recorded in property Card (7/12) extract of Kh.No.70, issued by Tahsildar Katol, Dist. Nagpur in respect of property comprising of all those piece and parcels of Non-agricultural land bearing Plot No. 1 to 12 out of Layout of 0.64 H.R. out of Khasra No.70, P.H. No. 63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No. 70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No. 1085, Mouza- Kondhali, P.H.No. 63, Tah. Katol, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as **BALAJI NAGAR**, situated at Tah. Katol, Dist. Nagpur.

2. Mutation Entry :

Property Card (7/12) extract of Kh.No.70 issued by Tahasildar Katol, Dist. Nagpur revealed that, Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth vide Mutation entry No.

1613 Dated 07/06/2021 is recorded owner of the said non agriculture land of 0.64 H.R.

3) Search Report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Katol, Dist. Nagpur.

ALL THOSE Pieces and Parcels of Non- Agricultural land bearing Plot No. 1 to 12 out of Layout of 0.64 H.R. out of Khasra No.70, P.H. No. 63, Mouza : Kondhali, Tah. Katol, Dist. Nagpur, Agriculture Land possess and owned by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth, Kh.No.70, admeasuring total 0.64 H.R., Revenue Rs. 6.45 paise, Hakk Bhogwatdar Class-1, Khate No.1085, Mouza- Kondhali, P.H.No. 63, Tah. Katol, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as **BALAJI NAGAR**, situated at Tah. Katol, Dist. Nagpur belongs to Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth as owner.

That for the purpose of verification of title the following documents relating to said property are provided to us.

- i) Property Card (7/12) extract of Kh.No.70
- ii) Sale Deed Dated 23/03/2021 in favour of Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth by Avinash Jagdish Jawahirani and Dilip Narayandas Wadhwani and Sunil Keshavdas Wadhwani.

iii) N.A. order issued by Collector Office Non agricultural department, Nagpur dated 06/04/2023 bearing No. रा.मा.क-101/एनएपी-34/मौजा-कोंढाळी/काटोल/2022-23.

THAT, ALL the aforesaid documents produced before by Pramod Shamrao Gaikwad and Sunil Pundlikrao Samarth to me for security and examination are photocopies. It is necessary to verify original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are effected diluted or third party interest is created.

THAT I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in by giving inputs of Khasra No.70 of Mouza : Kondhali, Tah. Katol, District Nagpur for the period of 30 years (i.e. 1993 to 2023)

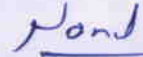
THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigation if any : N.A.

Nagpur

Dated : 19/05/2023


NANDLAL ALWANI
Advocate