

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

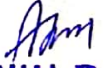
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Khasra No. 407 of Mouza – HINGNA, Patwari Halka No. 49, having an area of 13100 Sq. Mtrs. (i.e. 1.31 Hectare R.), Rental Rs. 7.60/-, held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as “UTTAM PARK PHASE-4”, situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said layout on the request of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Khasra No. 407 of Mouza – HINGNA, Patwari Halka No. 49, having an area of 13100 Sq. Mtrs. (i.e. 1.31 Hectare R.), Rental Rs. 7.60/-,


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held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**UTTAM PARK PHASE-4**", situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 407 :- ON THE EAST – KHASRA NO. 409, ON THE WEST – NALLAH & TAHSIL OFFICE, ON THE NORTH – KHASRA NO. 401, ON THE SOUTH – KHASRA NO. 406.**

(2) The Document of allotment of land :- Sale Deed dated 04-01-2023 for land admeasuring 0.91 Hectare R. out of the entire land bearing Khasra No. 407 executed by (1) Mr. Matin Bashir Sheikh, (2) Mrs. Shanaz Hapiz Ali (alias Sainajbaji Hafiz Ali), (3) Mr. Sehikh Babbu Abdul Bashir Sheikh and (4) Smt. Sheikh Meharunisha Bashir Sheikh in favour of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar, bearing Registered Serial No. 92/2023 on 04.01.2023.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 6923.

(4) Search report for 30 years

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Khasra No. 407 of Mouza – HINGNA, Patwari Halka No. 49, having an area of 13100 Sq. Mtrs. (i.e. 1.31 Hectare R.), Rental Rs. 7.60/-, held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as " UTTAM PARK PHASE-4 ", situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR	M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar
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(i) Qualifying comments / remarks if any:.... (No Comment)


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In accordance with the available search from the online portal the Title of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 18.05.2023



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Advocate

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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND****1) 7/12 Extract of Khasra No. 407 issued by Competent Authority, Hingna as on date of application for registration**

The name of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar is recorded in the 7/12 Extract of **Khasra No. 407** of **Mouza – HINGNA**, Patwari Halka No. 49, having an area of 13100 Sq. Mtrs. (i.e. 1.31 Hectare R.), Rental Rs. 7.60/-, held in Occupancy Class-1 Rights, situated at Hingna, within the limits of the Nagar Panchayat Hingna in Tahsil – Hingna and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of **Khasra No. 407** issued by Competent Authority, Hingna that vide Mutation Entry /Ferfar Entry No. 6923 the name of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar is recorded as owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Hingna.

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 407 (Old No. 217/1) of Mouza – HINGNA, Patwari Halka No. 49, having an area of 1.31 Hectare R., Rental Rs. 7.60/-, held in Occupancy Class-1 Rights, situated at Hingna, in Tahsil – Hingna and District – NAGPUR, originally belonged Mr. Abdul Bashir Sheikh Abdul Usman Sheikh as a recorded Owner thereof being his separate property.

THAT during his life time the aforesaid Mr. Abdul Bashir Sheikh Abdul Usman Sheikh executed his LAST WILL AND TESTAMENT on 24-06-2019, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 3 at Sr. No. 3532/2019 on 24-06-2019 and thereby he decided to sell the portion of land admeasuring 0.91 Hectare R. out


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of the aforesaid property and out of which, a sum of Rs. 40,00,000/- bequeathed to his daughter namely Mrs. Shahnaz Hapiz Ali (alias Mrs. Sainabaji Hafiz Ali) absolutely forever with heritable and transferable rights therein and she shall have no any rights in the remaining land admeasuring 0.40 Hectare and remaining sale consideration bequeathed to his Wife Mrs. Sheikh Meharunisha Bashir Sheikh, two Sons namely (1) Mr. Sheikh Babbu Abdul Bashir Sheikh & (2) Mr. Matin Bashir Sheikh equally absolutely forever with heritable and transferable rights therein.

THAT said Mr. Abdul Bashir Sheikh Abdul Usman Sheikh left for heavenly abode on 02-10-2019 and consequent upon his demise, his aforesaid property devolved upon his Wife Mrs. Sheikh Meharunisha Bashir Sheikh, two Sons namely (1) Mr. Sheikh Babbu Abdul Bashir Sheikh & (2) Mr. Matin Bashir Sheikh and only daughter namely Mrs. Shahnaz Hapiz Ali (alias Mrs. Sainabaji Hafiz Ali) jointly have become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 24-06-2019.

THAT the aforesaid (1) Smt. Sheikh Meharunisha Bashir Sheikh, (2) Mr. Sheikh Babbu Abdul Bashir Sheikh, (3) Mr. Matin Bashir Sheikh to and (4) Mrs. Shahnaz Hapiz Ali (alias Mrs. Sainabaji Hafiz Ali) jointly lateron transferred the property comprising ALL THAT Piece and Parcel of land containing by admeasurements 0.91 Hectare R. (i.e. 2.24 Acres) comprising WESTERN PORTION out of the entire land bearing Khasra No. 407 of Mouza – HINGNA, Patwari Halka No. 49, having an area of 1.31 Hectare R., Rental Rs. 7.60/-, held in Occupancy Class-1 Rights, situated at Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar, by a Sale Deed Dated 04-01-2023, which is duly registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Registered Serial No. 92/2023 on 04-01-2023. As a result therefore the aforesaid M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar has now become full Owners of the said property admeasuring 0.91 Hectare R. comprising Western Portion of the entire land bearing Khasra No. 407 with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar jointly decided to develop the said Khasra No. 407


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into Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the proposed Layout Plan of the said Khasra No. 407 by carving out various Plots of different sizes therein and to be known and styled as "UTTAM PARK PHASE-4".

THAT, the aforesaid Khasra No. 407 is converted for Non Agricultural (Residential) Use and the said layout is finally sanctioned and approved by the Chief Officer, Hingna Nagar Panchayat, Hingna, vide his Permit No. 31590, Approval No. NPHIN/LF/2023/APL/00012 Dated 18-04-2023.

THAT, the aforesaid Khasra No. 407 is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna vide its Order No. M.S./Prastu-1/Tah. Hin./Kavi-1209/2023 Dated 12-05-2023 passed in Revenue Case No. 40/N.A.P.-34/Prastu-1/2022-23.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) 7/12 Extracts of Khasra No. 407.
- (ii) Sale Deed dated 04-01-2023 for land admeasuring 0.91 Hectare R. out of the entire land bearing Khasra No. 407 executed by (1) Mr. Matin Bashir Sheikh, (2) Mrs. Shanaz Hapiz Ali (alias Sainajbaji Hafiz Ali), (3) Mr. Sehikh Babbu Abdul Bashir Sheikh and (4) Smt. Sheikh Meharunisha Bashir Sheikh in favour of M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar, bearing Registered Serial No. 92/2023 on 04.01.2023.
- (iii) Layout Plan sanctioned dated 18-04-2023 for Khasra No. 407.
- (iv) Non-Agricultural Order Dated 12-05-2023 for Khasra No. 407.

THAT all the aforesaid documents produced before by M/s Global Infra Real Estate, Nagpur acting through its Partner Mr. Dipak Uttamrao Komalkar to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. 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 affected, diluted or third party interest is created.


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THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 407 of Mouza – Hingna in Tahsil – Hingna and District – Nagpur for the period of 30 (Thirty) 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) Litigations if any : - N.A.

Nagpur.
Dated : 18.05.2023


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