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Ashwin R. Patil
ADVOCATE

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 Khasra No. 190, having an area of **2.53 Hectare R. (i.e. 25300 Sq. Mtrs.)**, Rental Rs. 11.16/- Yearly, held in Occupancy Class – 1 Rights of **Mouza – BHOKARA**, Patwari Halka No. 12-A TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **“FLAMINGO RESIDENCY-1”**, situated at Village – Bhokara, within the limits of the Grampanchayat Bhokara, in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said layout on the request of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 190**, having an area of **2.53 Hectare R. (i.e. 25300 Sq. Mtrs.)**, Rental Rs. 11.16/- Yearly, held in Occupancy Class – 1 Rights of **Mouza – BHOKARA**, Patwari Halka No. 12-A TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **“FLAMINGO RESIDENCY-1”**, situated at Village – Bhokara, within the limits of the Grampanchayat Bhokara, in Tahsil – Nagpur (Rural) and District


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– NAGPUR and BOUNDARIES :- ON THE EAST- KHASRA NO. 189, ON THE WEST - KHASRA NO. 191, ON THE NORTH - ROAD AND KHASRA NO. 187, ON THE SOUTH - PANDHAN.

(2) The Document of allotment of plot :-

(i) Sale Deed Dated 25-11-2019 for Khasra No. 190 executed by (1) Mr. Sanjay Puranmal Agrawal, (2) Mr. Brindesh Goverdhandas Agrawal in favour of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 9378/2019 on 25-11-2019.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2355 Dated 15-01-2020 for **Khasra No. 190** .

(4) Search report for 30 years from 1992 to 2022

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. 190 , having an area of 2.53 Hectare R. (i.e. 25300 Sq. Mtrs.) , Rental Rs. 11.16/- Yearly, held in Occupancy Class – 1 Rights of Mouza – BHOKARA , Patwari Halka No. 12-A TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as “ FLAMINGO RESIDENCY-1 ”, situated at Village – Bhokara, within the limits of the Grampanchayat Bhokara, in Tahsil – Nagpur (Rural) and District – NAGPUR	Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 16.05.2023



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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of Khasra No. 190 issued by Village Officer, Bhokara as on date of application for registration

The name of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama are recorded in the 7/12 Extracts of **Khasra No. 190 of Mouza – BHOKARA**, Patwari Halka No. 12-A, having an area of **2.53 Hectare R. (i.e. 25300 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Rental Rs. 11.16/-, situated at Village – Bhokara, within the limits of the Grampanchayat Bhokara, in Tahsil – Nagpur (Rural) and District – NAGPUR .

2) Mutation Entry -

The 7/12 Extract of Khasra Nos. 190 issued by Village Officer, Bhokara reveal that vide Mutation Entry No. 2355 Dated 15-01-2020 for **Khasra No. 190** the name of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama is recorded as owner of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Kamptee.

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra No. 190 (Old Survey No. 219/1), having an total area of 2.53 Hectare R., Rental Rs. 11.16/- Yearly, held in Occupancy Class – 1 Rights of Mouza – BHOKARA, Patwari Halka No. 12-A, including all types of trees, Shrubs Passages, Water Courses, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Y.V.S.S. Raju, having purchased the same by him from (1)



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Miss Leela Inderchand Kejdiwal, (2) Mr. Sandip Indrajit Suri, by a Sale Deed Dated 05-08-2004, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural) in Book No. 1 at Registered Serial No. 4854 on 05-08-2004.

THAT, the aforesaid Shri. Y.V.S.S. Raju lateron in his turn transferred his aforesaid property comprising Agricultural land bearing Survey / Khasra No. 190 (Old Survey No. 219/1), having an total area of 2.53 Hectare R., of Mouza – BHOKARA, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Mr. Pramod Deshraj Budhraj, by a Sale Deed Dated 28-03-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 1781/2008 on 28-03-2008.

THAT, the aforesaid Mr. Pramod Deshraj Budhraj lateron in his turn transferred his aforesaid property comprising Agricultural land bearing Survey / Khasra No. 190 (Old Survey No. 219/1), having an total area of 2.53 Hectare R., of Mouza – BHOKARA, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to (1) Mr. Sanjay Puranmal Agrawal, (2) Mr. Brindesh Goverdhandas Agrawal, by a Sale Deed Dated 01-12-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 8084/2015 on even date.

THAT, (1) Mr. Sanjay Puranmal Agrawal, (2) Mr. Brindesh Goverdhandas Agrawal lateron in their turn transferred their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra No. 190 (Old Survey No. 219/1), having an total area of 2.53 Hectare R., Rental Rs. 11.16/- Yearly, held in Occupancy Class – 1 Rights of Mouza – BHOKARA, Patwari Halka No. 12-A, including all types of trees, Shrubs Passages, Water Courses, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama, by a Sale Deed Dated 25-11-2019, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 9378/2019 on 25-11-2019. As a result therefore Hakimi Construction Private Limited

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has now become the exclusive, absolute Owner of the aforesaid property with heritable and transferable rights therein.

THAT, the aforesaid Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama lateron decided to develop the said Piece of land bearing Khasra No. 190 into a Residential Buildings consisting various Apartments of different sizes therein and the complex collectively known and styled as **"FLAMINGO RESIDENCY-1"** and submitted proposal to the Planning Authority i.e. MHADA under vertical AHP – PPP Model under PMAY Scheme on the said land bearing Khasra No. 190 and the said Buildings Map is sanctioned and Finally approved by Executive Engineer/B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its Permit No. EE/BP/PMAY/68/2023 Dated 30-01-2023.

THAT, the aforesaid entire land bearing Khasra No. 190 of Mouza – BHOKARA, P.S.K. 12-A, having total area of 2.53 Hectare R., out of which the land admeasuring 3998.279 Sq. Mtrs. is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 28-04-2023 passed in Revenue Case No. 142/NAP-34/2022-2023.

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

- (i) Sale Deed Dated 05-08-2004, for Khasra No. 190 bearing Regd. Sr. No. 4854 of (1) Miss Leela Inderchand Kejdiwal, (2) Mr. Sandip Indrajit Suri.
- (ii) Sale Deed Dated 28-03-2008 for Khasra No. 190 of Mr. Pramod Deshraj Budhraj
- (iii) Sale Deed Dated 01-12-2015, bearing Regd. Sr. No. 8084/2015 of (1) Mr. Sanjay Purnamal Agrawal, (2) Mr. Brindesh Goverdhandas Agrawal.
- (iv) Sale Deed Dated 25-11-2019, bearing Regd. Sr. No. 9378/2019 of Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama.
- (v) Latest 7/12 Extracts
- (vi) Buildings Map is sanctioned Dated 30-01-2023.
- (vii) N.A. Order Dated 28-04-2023.

THAT all the aforesaid documents produced before by Hakimi Construction Private Limited acting through its Authorised Director Mr. Mansoor Saifuddin Dama to me for


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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 it has not executed any unregistered Deed or document. Whereby it's ownership rights are affected, diluted or third party interest is created.

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. 190 of Mouza – Bhokara in Tahsil – Nagpur (Rural) 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 : 16-05-2023



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