

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

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 THOSE Pieces and Parcels of Non Agricultural land bearing Khasra No. 152 and 153 of Mouza – KATOL, Patwari Halka No. 44, having Total area of 4800 Sq. Mtrs., Rental Rs. 2835/- and Rental Rs. 3368/- respectively, held in Occupancy Class-1 Rights, Khate No. 17306 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "SAI CITY", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari (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 bearing **Khasra No. 152 and 153 of Mouza – KATOL**, Patwari Halka No. 44, having an Total area of **4800 Sq. Mtrs.**, Rental Rs. 2835/- and Rental Rs. 3368/- respectively, held in Occupancy Class-1 Rights, Khate No. 17306 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as **"SAI CITY"**, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 152 :- ON THE EAST – RAILWAY LINE, ON THE WEST – KHASRA NO. 151, ON THE NORTH – KATOL TO JALALKHEDA ROAD, ON THE SOUTH – KHASRA NO. 153. BOUNDARIES OF KHASRA NO. 152 :- ON THE EAST – RAILWAY LINE, ON THE WEST – KHASRA NO. 151, ON THE NORTH – KATOL TO JALALKHEDA ROAD, ON THE SOUTH – KHASRA NO. 153.**

Ashwin R.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar

BOUNDARIES OF KHASRA NO. 153 :- ON THE EAST – RAILWAY LINE, ON THE WEST – KHASRA NO. 151, ON THE NORTH – KHASRA NO. 152, ON THE SOUTH – KHASRA NO. 154

(2) The Document of allotment of land :- (i) Sale Deed dated 21-06-2022 for Khasra No. 152 executed by (1) Mr. Vinayak Ganpat Raut, (2) Miss. Shilpa Purushottam Raut, (3) Smt. Nalini PURushottam Raut, (4) Mrs. Shubhangi Wasudeo Gawande, (5) Mrs. Rupali Pradip Adhau in favour of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 2631/2022 on 21-06-2022.

(ii) Sale Deed dated 21-12-2022 for Khasra No. 153 executed by (1) Smt. Manoram Moreshwar Vaidya, (2) Mr. Narendra BABurao Raut, (3) Mr. Ashok Baburao Raut, (4) Mr. Suresh Baburao Raut and (5) Mrs. Apartna Kishorao Ingle in favour of (1) Mrs. Arti Rajendra Choudhari, (2) Mrs. Kiran Dilip Gaikwad, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 4662/2022 on 21-12-2022.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 27172 for Khasra No. 152 and Mutation Entry No. 27710 for Kh. No. 153.

(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 THOSE Pieces and Parcels of Non Agricultural land bearing Khasra No. 152 and 153 of Mouza – KATOL, Patwari Halka No. 44, having an Total area of 4800 Sq. Mtrs., Rental Rs. 2835/- and Rental Rs. 3368/- respectively, held in Occupancy Class-1 Rights, Khate No. 17306 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "SAI CITY", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR	(1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari
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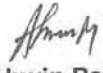
(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 23.06.2023


Ashwin Patil
Advocate

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54, Sawarkar Nagar,
Khamla Road, Nagpur-1.

FORMAT- A

(Circular No. 28/2021)

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

1) 7/12 Extract of Khasra Nos. 152 and 153 issued by Competent Authority, Katol as on date of application for registration

The name of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari is recorded in the 7/12 Extract of Khasra No. 152 and 153 of Mouza – KATOL, Patwari Halka No. 44, having an Total area of 4800 Sq. Mtrs., Rental Rs. 2835/- and Rental Rs. 3368/- respectively, held in Occupancy Class-1 Rights, Khate No. 17306 situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 152 and 153 issued by Competent Authority, Katol that vide Mutation Entry /Ferfar Entry No. 27172 for Khasara No. 152 and Mutation Entry /Ferfar Entry No. 27710 for Khasra No. 153 the name of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari is recorded as owner of the said land.

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

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 152 of Mouza – KATOL, Patwari Halka No. 44, having an area of 0.25 Hectare R., Rental Rs. 2.50/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, originally belongs to (1) Mr. Vinayak Ganpat Raut, (2) Miss. Shilpa Purushottam Raut, (3) Smt. Nalini PURushottam Raut, (4) Mrs. Shubhangi Wasudeo Gawande, (5) Mrs. Rupali Pradip Adhau, as a recorded joint Owners thereof being their separate ancestral property and the same is mutated in their joint names in all relevant records.


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THAT the aforesaid (1) Mr. Vinayak Ganpat Raut, (2) Miss. Shilpa Purushottam Raut, (3) Smt. Nalini Purushottam Raut, (4) Mrs. Shubhangi Wasudeo Gawande, (5) Mrs. Rupali Pradip Adhau jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 152 of Mouza – KATOL, Patwari Halka No. 44, having an area of 0.25 Hectare R., Rental Rs. 2.50/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, by way of Sale (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, by a Sale Deed Dated 21-06-2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2631/2022 on 21-06-2022. As a result therefore the aforesaid (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari jointly have now become full Joint Owners of the said property bearing Khasra No. 152 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari jointly decided to develop the said Khasra No. 152 into Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said Khasra No. 152 by carving out various Plots of different sizes therein and to be known and styled as "SAI CITY" having plotable area of 2500 Sq. Mtrs. and the said layout is finally sanctioned and approved by the Chief Executive Officer, Nagar Parishad, Katol, vide his letter No. अकृषिक/सिमांकन/मौ.काटोल ता.काटोल/स.नं./152/नपका/नरवि/332/2023 Dated 22.01.2023.

THAT, the aforesaid land bearing Khasra No. 152 is converted for Non Agricultural (Residential) Use by the Tahsildar, Katol vide its Order Dated 19.04.2023 passed in Revenue Case No. 07/NAP-34/Mouza-Katol/Katol/2022-23.

THAT, in the like manner ALL THAT Piece and Parcel of land bearing Khasra No. 153 of Mouza – KATOL, Patwari Halka No. 44, having an area of 0.23 Hectare R., Rental Rs. 2.50/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs,


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Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, originally belongs to (1) Smt. Manoram Moreshwar Vaidya, (2) Mr. Narendra BABURAO Raut, (3) Mr. Ashok Baburao Raut, (4) Mr. Suresh Baburao Raut and (5) Mrs. Apartna Kishor Rao Ingle, as a recorded joint Owners thereof being their separate ancestral property and the same is mutated in their joint names in all relevant records.

THAT the aforesaid (1) Smt. Manoram Moreshwar Vaidya, (2) Mr. Narendra BABURAO Raut, (3) Mr. Ashok Baburao Raut, (4) Mr. Suresh Baburao Raut and (5) Mrs. Apartna Kishor Rao Ingle jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 153 of Mouza – KATOL, Patwari Halka No. 44, having an area of 0.23 Hectare R., Rental Rs. 2.50/-, held in Occupancy Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, by way of Sale (1) Mrs. Arti Rajendra Choudhari, (2) Mrs. Kiran Dilip Gaikwad, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, by a Sale Deed Dated 21-12-2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 4662/2022 on 21-12-2022. As a result therefore the aforesaid (1) Mrs. Arti Rajendra Choudhari, (2) Mrs. Kiran Dilip Gaikwad, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari jointly have now become full Joint Owners of the said property bearing Khasra No. 153 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mrs. Arti Rajendra Choudhari, (2) Mrs. Kiran Dilip Gaikwad, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari jointly decided to develop the said Khasra No. 153 into Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said Khasra No. 153 by carving out various Plots of different sizes therein and to be known and styled as "SAI CITY" having plotable area of 2300 Sq. Mtrs and the said layout is finally sanctioned and approved by the Chief Executive Officer, Nagar Parishad, Katol, vide his letter No. अकृषिक/सिमांकन/मौ.काटोल ता.काटोल/स.नं./153/नपका/नरवि/294/2023 Dated 13.02.2023.

THAT, the aforesaid land bearing Khasra No. 153 is converted for Non Agricultural (Residential) Use by the Tahsildar, Katol vide its Order Dated 19.04.2023 passed in Revenue Case No. 06/NAP-34/Mouza-Katol/Katol/2022-23.


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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. 152.
- (ii) 7/12 Extracts of Khasra No. 153.
- (iii) Sale Deed dated 21-06-2022 for Khasra No. 152 executed by (1) Mr. Vinayak Ganpat Raut, (2) Miss. Shilpa Purushottam Raut, (3) Smt. Nalini Purushottam Raut, (4) Mrs. Shubhangi Wasudeo Gawande, (5) Mrs. Rupali Pradip Adhau in favour of (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 2631/2022 on 21-06-2022.
- (iv) Sale Deed dated 21-12-2022 for Khasra No. 153 executed by (1) Smt. Manoram Moreshwar Vaidya, (2) Mr. Narendra BABurao Raut, (3) Mr. Ashok Baburao Raut, (4) Mr. Suresh Baburao Raut and (5) Mrs. Apartna Kishor Rao Ingle in favour of (1) Mrs. Arti Rajendra Choudhari, (2) Mrs. Kiran Dilip Gaikwad, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 4662/2022 on 21-12-2022.
- (v) Layout Sanctioned Plan dated 22.01.2023 for Khasra No. 152.
- (vi) Layout Sanctioned Plan dated 13.02.2023 for Khasra No. 153.
- (vii) Non Agricultural Order dated 19.04.2023 for Khasra No. 152.
- (viii) Non Agricultural Order dated 19.04.2023 for Khasra No. 153.

THAT all the aforesaid documents produced before by (1) Mrs. Kiran Dilip Gaikwad, (2) Mrs. Arti Rajendra Choudhari, (3) Mr. Namaji Ali Ehsan Ali Jafari and (4) Mr. Yunus Aysan Ali Jafari 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.

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 Nos. 152 and 153 of Mouza - Katol in Tahsil - Katol and District - Nagpur for the period of 30 (Thirty) Years.

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 : 23.06.2023


Ashwin Patil
Advocate

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



CHALLAN
MTR Form Number-6



GRN	MH004112775202324E	BARCODE	01 1100 01 11000001 11000000 11000000 11000000 11000000 11000000 11000000 11000000		Date	23/06/2023-16:17:21		Form ID																					
Department Inspector General Of Registration					Payer Details																								
Search Fee					TAX ID / TAN (If Any)																								
Type of Payment Other Items					PAN No.(If Applicable)																								
Office Name KTL_KATOL SUB REGISTRAR					Full Name					Adv Ashwin Patil																			
Location NAGPUR																													
Year 2023-2024 From 01/04/2023 To 31/03/2024					Flat/Block No.					Plot No. 54																			
Account Head Details					Amount In Rs.					Premises/Building																			
0030072201 SEARCH FEE					375.00					Road/Street																			
										Sawarkar Nagar																			
										Area/Locality																			
										Nagpur																			
										Town/City/District																			
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										4 4 0 0 1 5																			
					Remarks (If Any)																								
					search fee for Kh No. 152 and 153 Mouza KATOL Tahsil Katol Dist Nagpur																								
					Amount In					Three Hundred Seventy Five Rupees Only																			
Total					375.00					Words																			
Payment Details					STATE BANK OF INDIA					FOR USE IN RECEIVING BANK																			
Cheque-DD Details					Bank CIN					Ref. No.					00040572023062351225					IK0CHSCKB4									
Cheque/DD No.										Bank Date					RBI Date					23/06/2023-16:24:18					Not Verified with RBI				
Name of Bank										Bank-Branch					STATE BANK OF INDIA														
Name of Branch										Scroll No. , Date					Not Verified with Scroll														

Department ID :
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 दस्तांसाठी लागू नाही.

Mobile No. : 9822936551