

SANKET M YADAV
Advocate



Off: Khatuji G-103
Lane Opp. To G.S College,
Gorepeth, Nagpur-10.
Mobile No: 9970788882
Id: advsmyadav@gmail.com

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

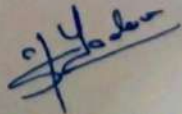
**Sub :- Title clearance certificate with respect to Survey no. 11/2 & 14
situated at Rengapar in Tahsil Nagpur(Rural) and District Nagpur
(hereinafter referred as the said Survey no. 11/2 & 14)**

I have investigated the title of the said Survey no. 11/2 & 14 on the request of Mrs. Salma Akil Sayyad, and following documents i.e. :

1. Description of the Property: - ALL THAT Piece and Parcel of land bearing Plot no. 02, out of the sanctioned Non Agricultural Layout, admeasuring about 830.25 Sq.mtrs (8937 Sq.ft) being a portion of entire Khasra no. 11/2 & 14 of Mouzaa Rengapar, P.H.No. 76, situated at Village Rengapar, Tah.Nagpur Rural and District Nagpur, bounded as under:

On towards East	-	Road
On towards West	-	Plot no. 3 & 6
On towards North	-	Khasra Boundary
On towards South	-	Plot no.1

2. The documents of allotment of Survey no. 11/2 & 14:


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B.Com., LL.B.
ADVOCATE
"KHATUJI" G-103, Gorepeth,
Nagpur-10. Mo.No.:9970788882

- 1) Sale Deed in favor of Mrs. Salma Akil Sayyad bearing Sr.no. 2983 on dated 10/2/2021 before Sub Registrar Nagpur-7
- 2) 7/12 extract in the name of Mrs. Salma Akil Sayyad
- 3) NA Order bearing Revenue Case no.21/NAP-34/2010-2011, dated 22/9/2010
3. 7 /12 extract or property card issued by Talati, Nagpur Rural, mutation entry no. 4504.
4. Search report for 30 years from 1993 till 2023.

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 Mrs. Salma Akil Sayyad, is clear, valid and marketable and without any encumbrances.

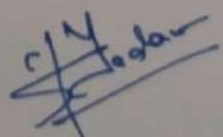
Owners of the Land : Mrs. Salma Akil Sayyad

1. 7/12 extracts no. 11/2 & 14.
2. Qualifying comments/remarks if any: - Yet to obtained the Release Letter from the competent authority to execute the sale deed in the name of perspective Purchasers.

3/- The report reflecting the flow of the title of the Mrs. Salma Akil Sayyad on the said land is enclosed herewith as annexure.

Nagpur

Date 10/9/2023


Sanket M. Yadav
Signature of the Advocate
B.Com., LL.B.
ADVOCATE
"KHATUJI" G-103, Gorepeth,
Nagpur-10. Mo.No.:9970788882

FORMAT -A

(Circular no. : - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Tracing of part's title for the last 30 Years. If connecting title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done:

1. From the perusal of records placed before me for verification and scrutinized from 1993 to 2023 it is revealed that the entire of ALL THAT Piece and Parcel of land bearing Plot no. 02, out of the sanctioned Non Agricultural Layout, admeasuring about 830.25 Sq.mtrs (8937 Sq.ft) being a portion of entire Khasra no. 11/2 & 14 of Mouzaa Rengapar, P.H.No. 76, situated at Village Rengapar, Tah.Nagpur Rural and District Nagpur, originally belongs to Smt Sonal Manish Ganantra.
2. That later on Smt. Sonal Manish Ganantra sold the aforesaid entire land bearing Kh.no. 11/2 by way of Sale to Mrs. Kavita Yushishtir Banswani by a Sale Deed dated 25/1/2007, which is duly registered in the office of Sub Registrar Nagpur-7, at Sr.no. 595.
3. That later on Mrs. Kavita Yushishtir Banswani sold the aforesaid entire land bearing Kh.no. 11/2 by way of Sale to Shri Kamalkishor Guruprasad Jaiswal by a Sale Deed dated 29/11/2007, which is duly registered in the office of Sub Registrar Nagpur-7, at Sr.no. 6864.
4. Whereas all that piece and parcel of land bearing Khasra no.14 held in occupancy Class-I rights, of Mouza Rengapar, P.H.No.76, situated at Village Rengapar, Tahsil Nagpur Rural and District Nagpur the said property is originally belonged to Shri Gajanan Natthuji Warghane being his separate property and the same was also accordingly mutated in his name in all relevant records.
5. That later on Shri Gajanan Natthuji Warghane sold the aforesaid entire land bearing Kh.no. 14 by way of Sale to Shri Kamalkishor Guruprasad Jaiswal by a



Sale Deed dated 28/9/2010, which is duly registered in the office of Sub Registrar Nagpur-7, at Sr.no. 6163.

6. That lateron aforesaid entire land bearing Khasra no. 11/2 & 14 are converted for Non Agricultural (Residential) use by the Collector, Nagpur, vide his letter bearing No. Prastut/SDO/NAG/KV/1048/2010 Dated 22/9/2010 in the Revenue case no. 21/NAP-34/2010-2011 of Mouza Rengapar.
7. That lateron Shri Kamalkishor Guruprasad Jaiswal prepared a layout of the aforesaid entire land bearing Khasra no. 11/2 & 14 by carving out various plots of different sizes therein and the said layout is duly sanctioned and approved by the Assistant Director, Town Planning Department, Vide its order no. 1360, dated 17/4/2010.
8. That lateron Shri Kamalkishor Guruprasad Jaiswal sold out the said all that piece and parcel of land bearing Plot no.02, out of the sanctioned Non Agricultural Layout, admeasuring about 830.25 Sq.mtrs being a portion of Khasra no. 11/2 & 14 by way of Sale Deed to M/s Orange and Cotton Realities, through its Partners by a Sale Deed dated 25/10/2011 in the office of Sub Registrar Nagpur-7, at Sr.no. 4827.
9. That lateron M/s Orange and Cotton Realities, through its Partners executed and registered a Sale Deed in favor of Mrs. Salma Akil Sayyad which was duly registered before Sub Registrar Nagpur-7 bearing Sr.no. 2983 on dated 10/2/2021.
10. That thereafter Mrs. Salma Akil Sayyad executed a Deed of Declaration as a Grantor which was duly executed and registered before Sub Registrar Nagpur-7 bearing Sr.no. 3795 on dated 21/4/2023.
11. That during my search I have found that the name of Mrs. Salma Akil Sayyad was mutated in all the government and semi government records as an owner in the said Khasra no. 11/2 & 14, bearing ferfar kramank no.4504
12. That during my search I have verified Photocopy of all the papers and Certified copy of the Original sale deed. The copy of the same is present on records.

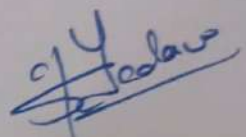
13. That during my search I have not found any type of litigations against the said aforesaid property.

A. Encumbrance certificate for a period of 30 years for all the items of properties subjects to 'C' above.

From the search carried out in the office of Sub Registrar Nagpur for previous 30 years making necessary payment of Rs.750/- under receipt no. MH007904546202324E on dated 10/9/2023.

Nagpur

Date 10/9/2023

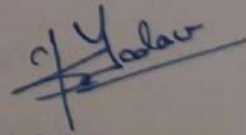

Signature & Seal of Advocate
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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration:- 10/9/2023.
2. Mutation Entry no. 4504
3. Search report for 30 years from taken from Sub Registrar office -7 at Nagpur.
4. Any other relevant title : NA
5. Litigations if any: NA

Nagpur

Date 10/9/2023


Signature & Seal of Advocate
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MH007904546202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Sep 2023	Receipt	Receipt no.: 1113073211
	Name of the Applicant :	sanket madanmohan yadav
	Details of property of which document has to be searched :	Dist :Nagpur Village :Rengapar S.No/CTS No/G.No. : 11
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007904546202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		