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

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

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 ALL THOSE Pieces and Parcels of land bearing **Khasra No. 171/2/1** of **Mouza – DUDHALA**, Patwari Halka No. 63, having an area of **0.4590 Hectare R.**, Land Revenue Rs. 1.57/- and **Khasra No. 53/3** of **Mouza – PANJRA KATE**, Patwari Halka No. 66, having an area of **1.62 Hectare R.**, Land Revenue Rs. 2.00/-, thus **total admeasuring 2.079 Hectare R.**, both 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 "**SAI NAGRI**", situated at Village – Dudhala & Panjra Kate, within the limits of the Grampanchayat Dudhala and Panjra Kate 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) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Khasra No. 171/2/1** of **Mouza – DUDHALA**, Patwari Halka No. 63, having an area of **0.4590 Hectare R.**, Land Revenue Rs. 1.57/- and **Khasra No. 53/3** of **Mouza – PANJRA KATE**, Patwari Halka No. 66, having an area of **1.62 Hectare R.**, Land Revenue Rs. 2.00/-, thus **total admeasuring 2.079 Hectare R.**, both 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 "**SAI NAGRI**", situated at Village – Dudhala & Panjra Kate, within the limits of the Grampanchayat Dudhala and Panjra Kate in Tahsil – Katol and District – NAGPUR and the BOUNDARIES OF **KHASRA NO. 171/2/1** ARE :- ON THE EAST - KHASRA NO. 171/1, ON THE WEST - KHASRA NO. 172, ON THE NORTH - ROAD, ON THE SOUTH – PANJRA KATE SHIV and the BOUNDARIES OF **KHASRA NO. 53/3** ARE :-

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Advocate
54, Sawarkar Nag
Khamla Road, N

ON THE EAST - KHASRA NOS. 55 & 56, ON THE WEST - KHASRA NO. 53/2, ON THE NORTH – DUDHALA SHIV, ON THE SOUTH – KHASRA NO. 52.

(2) The Document of allotment of plot :- (a) Sale Deed Dated 07.10.2022 for Khasra No. 53/3 executed by (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta in favour of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, bearing Registered Serial No. 3775/2022 and (b) Sale Deed Dated 07.10.2022 for Khasra No. 171-2-1 executed by (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta in favour of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, bearing Registered Serial No. 3776/2022.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 2677 dated 17-11-2022 for Khasra No. 171/2/1 of Mouza – DUDHALA and Mutation Entry No. 3188 dated 24-05-2023 for Khasra No. 53/3 of Mouza – PANJRA KATE.

(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 land bearing **Khasra No. 171/2/1** of **Mouza – DUDHALA**, Patwari Halka No. 63, having an area of **0.4590 Hectare R.**, Land Revenue Rs. 1.57/- and **Khasra No. 53/3** of **Mouza – PANJRA KATE**, Patwari Halka No. 66, having an area of **1.62 Hectare R.**, Land Revenue Rs. 2.00/-, thus **total admeasuring 2.079 Hectare R.**, both 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 "**SAI NAGRI**", situated at Village – Dudhala & Panjra Kate, within the limits of the Grampanchayat Dudhala and Panjra Kate in Tahsil – Katol and District – NAGPUR.	**(1) Mr. Don Diwanchand Gabrani and** **(2) Mr. Sushilkumar Sitaram Jadhav**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of **(1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav** on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 24.05.2023

Ashwin Patil
Advocate

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

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Survey No. 107 issued by Village Officer, Shirmi as on date of application for registration

The name of **(1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav** are recorded in the 7/12 Extract of **Survey No. 171/2/1 of Mouza – DUDHALA and Survey No. 53/3 of Mouza – PANJRA KATE** issued by Village Officer, Dudhala and Panjra Kate in respect of the property comprising of ALL THOSE Pieces and Parcels of land bearing **Khasra No. 171/2/1** of **Mouza – DUDHALA**, Patwari Halka No. 63, having an area of **0.4590 Hectare R.**, Land Revenue Rs. 1.57/- and **Khasra No. 53/3** of **Mouza – PANJRA KATE**, Patwari Halka No. 66, having an area of **1.62 Hectare R.**, Land Revenue Rs. 2.00/-, thus **total admeasuring 2.079 Hectare R.**, both held in Bhogwatdar Class-1 Rights, situated at Village – Dudhala & Panjra Kate, within the limits of the Grampanchayat Dudhala and Panjra Kate in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Survey No. 107 issued by Village Officer, Dudhala and Panjra kate that vide Mutation Entry /Ferfar Entry No. 2677 dated 17-11-2022 for Khasra No. 171/2/1 of Mouza – Dudhala and Mutation Entry / Ferfar Entry No. 3188 dated 24-05-2023 of Mouza – Panjra Kate the name of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav are recorded as joint owners of the said lands.

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

For Khasra No. 171/2/1 of Mouza – DUDHALA :-

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 171/2/1 of Mouza - DUDHALA, P.S.K. 63, having an area of 0.4590 Hectare R., Land Revenue Rs. 1.57/-, held in Bhogwatdar 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 Village - Dudhala, in Tahsil - Katol and District

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appurtenant and belonging thereto, situated at Village – Panjra Kate, in Tahsil - Katol and District – NAGPUR, originally belonged to Mr. Hasmukhbhai Hirjibhai Rathod, as a recorded Owner thereof being his separate property.

THAT, the aforesaid Mr. Hasmukhbhai Hirjibhai Rathod lateron transferred/sold his aforesaid property comprising THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 53/3 of Mouza – PANJRA KATE, P.S.K. 66, having an area of 1.62 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar 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 Village – Panjra Kate, in Tahsil - Katol and District – NAGPUR, by way of Sale to (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta, by a Sale Deed dated 01.02.2021, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 634/2021 on 01.02.2021.

THAT the aforesaid the then Owners (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta lateron transferred/sold their aforesaid property comprising THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 53/3 of Mouza – PANJRA KATE, P.S.K. 66, having an area of 1.62 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar 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 Village – Panjra Kate, in Tahsil - Katol and District – NAGPUR, by way of Sale to (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, by a Sale Deed Dated 07.10.2022, which is duly registered in the Office of the Sub Registrar, Katol in Book No. 1 at Registered Sr. No. 3776/2022 pm 07.10.2022. As a result therefor the aforesaid (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav jointly have now become an exclusive, absolute and full Joint Owners of the said property bearing Khasra No. 53/3 having an area of 1.62 Hectare R. 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) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav lateron decided to develop the said Piece of lands bearing Khasra No. 171/2/1 of Mouza – DUDHALA and Khasra No. 53/3 of Mouza – PANJRA KATE jointly 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 Nos. 171/2/1 and 53/3 by carving

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– NAGPUR, originally belonged to Mr. Hasmukhbhai Hirjibhai Rathod, as a recorded Owner thereof being his separate property.

THAT, the aforesaid Mr. Hasmukhbhai Hirjibhai Rathod lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 171/2/1 of Mouza - DUDHALA, P.S.K. 63, having an area of 0.4590 Hectare R., Land Revenue Rs. 1.57/-, held in Bhogwatdar 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 Village - Dudhala, in Tahsil - Katol and District – NAGPUR, by way of Sale to (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta, by a Sale Deed dated 01.02.2021, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 635/2021 on 01.02.2021.

THAT the aforesaid the then Owners (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 171/2/1 of Mouza - DUDHALA, P.S.K. 63, having an area of 0.4590 Hectare R., Land Revenue Rs. 1.57/-, held in Bhogwatdar 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 Village - Dudhala, in Tahsil - Katol and District – NAGPUR, by way of Sale to (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, by a Sale Deed Dated 07.10.2022, which is duly registered in the Office of the Sub Registrar, Katol in Book No. 1 at Registered Sr. No. 3775/2022 pm 07.10.2022. As a result therefor the aforesaid (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav jointly have now become an exclusive, absolute and full Joint Owners of the said property bearing Khasra No. 171/2/1 having an area of 0.4590 Hectare R. 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.

For Khasra No. 53/3 of Mouza – PANJRA KATE-

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 53/3 of Mouza – PANJRA KATE, P.S.K. 66, having an area of 1.62 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights

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out various Plots of different sizes therein and to be known and styled as "**SAI NAGRI**" and the said layout is finally sanctioned and approved by the Assistant Director, Town Planner, Nagpur, vide his letter No. **अंतीम मंजुरी/मौजा दुधाळा, पांजरा काटे/ता.काटोल/स.क्र.171/2/1 व 53/3/ ससंनाग/3141** Dated 02.12.2022.

THAT, the aforesaid entire land bearing Khasra No. 171/2/1 of Mouza – DUDHALA and Khasra No. 53/3 of Mouza – PANJRA KATE are converted for Non Agricultural (Residential) Use by the Tahsildar, Katol vide its Order No. Prastu.1/Tah.Katol/Kavi-100/2023 Dated 14.02.2023 passed in Revenue Case No. 04/NAP-34/Mouza-Dudhala, Panjra Kate/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. 171/2/1 of Mouza – DUDHALA and Khasra No. 53/3 of Mouza – PANJRA KATE.

(ii) Sale Deed Dated 07.10.2022 for Khasra No. 53/3 executed by (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta in favour of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, bearing Registered Serial No. 3775/2022.

(iii) Sale Deed Dated 07.10.2022 for Khasra No. 171-2-1 executed by (1) Mr. Balkrishna Jaikrishna Singh, (2) Mr. Rakesh Manmohan Patel and (3) Mr. Ramshankar Babulal Gupta in favour of (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav, bearing Registered Serial No. 3776/2022.

(iv) Layout Plan Sanctioned Dated 02.12.2022

(v) Non Agricultural (Residential) Order Dated 14.02.2023.

THAT all the aforesaid documents produced before by (1) Mr. Don Diwanchand Gabrani and (2) Mr. Sushilkumar Sitaram Jadhav 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 No. 171/2/1 of Mouza – DUDHALA and

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CHALLAN
MTR Form Number-6

GRN MH002504427202324E	**BARCODE**	**Date** 24/05/2023-13:39:41	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		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.**	54
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	375.00	**Road/Street**	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search Fee for KhNo. 171/2/1 Mz DUDHALA Kh.No.53/3 Mz PANJRA KATE Tah Katol dist Nagpur
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023052474865	IK0CGLEZN8
Cheque/DD No.		Bank Date	RBI Date	24/05/2023-13:24:40	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

Mobile No. : 9822936551

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 24-05-2023 01:40:48

Khasra No. 53/3 of Mouza – PANJRA KATE in Tahsil – Katol and District – Nagpur for the period of 30 (Thirty) Years vide GRN No. MH002504427202324E dated 24-05-2023.

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 : 24.05.2023

Ashwin Patil
Advocate

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