

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

Format A (Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 18/1KH** having admeasurements 0.48 H.R., (i.e. 1.186 Acre) situated at **Mouza – Shankarpur**, P.S.K. No. 41, held in Occupancy Class-I Rights, within the limits of Village Shankarpur, in Tahsil Nagpur (Rural) and District Nagpur Layout Known as “**MAULI NAGAR-18**”)

I have investigated the title of the said Land on the request of **M/s. Mauli Infra** and following documents i.e.:

1) Description of the property.

All that piece and parcel of Agricultural land bearing **Kh. No. 18/1KH** having admeasurements 0.48 H.R., (i.e. 1.186 Acre) situated at Mouza – Shankarpur, P.S.K. No. 41, held in Occupancy Class-I Rights, within the limits of Village Shankarpur, in Tahsil Nagpur (Rural) and District Nagpur and the same is bounded as under:-

East	:	By Remaining Portion of Kh. No. 18/1KH,
West	:	By Kh. No. 18/1 A, B,
North	:	By 24 mt. wide Road,
South	:	By Kh. No. 17/2.

Upon it a layout known and styled as “**MAULI NAGAR-18**”

2)

- 1) **Photocopy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Paturkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, same was registered in the office of Sub-Registrar Nagpur No. 1 at Sr. No. 3093 (P) Dt. 25/05/1990. (Western Portion of Kh. No. 103 Adm. 0.48 H.R. out of total Adm. 0.96 H.R.)
- 2) **Photocopy of** Ferfar Patrak Dt. 04/06/2021.
- 3) **Photocopy of** Ferfar Patrak Dt. 15/06/2022.
- 4) **Photocopy of** 7/12 Extract issued in the name of Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade Dt. 13/09/2022.
- 5) **Photocopy of** Order issued by Tahasildar, Nagpur (Rural) in revenue case no. 20/RTS-64/2020-21 Dt. 07/12/2020.
- 6) **Photocopy of** Letter issued by Nagpur Metropolitan Region vide its letter no. नर/भान/नामप्रविप्रा/18686 Dt. 03/08/2022.
- 7) **Photocopy of** Registered Sale Deed executed by Shri. Sardar Balvinder Singh S/o. Sardar Harminder Singh Bhatiya in favour of Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 4468/2022 Dt. 05/08/2022.
- 8) **Photocopy of** Adhikar Abhilekh Dt. 16/12/2022.
- 9) **Photocopy of** Tentative Approval issued by Executive Engineer, Nagpur Metropolitan Region Development Authority vide its permit no. 26797 Dt. 13/03/2023.
- 10) **Photocopy of** Renumbering Parch issued by Land Revenue, Nagpur (Rural) Dt. 24/04/2023.

4) **Search report** for 30 years from 04/05/1994 till 05/05/2023

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 **M/s. Mauli Infra** is clear, marketable and without any encumbrances.

Owners of the land

M/s. Mauli Infra

1. I am of the opinion that **M/s. Mauli Infra** is the legal owner of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **M/s. Mauli Infra** on the said land is enclosed herewith as annexure.

Encl : Annexure.

SAHIL
MURLIMANOHA
R BHANGDE

Digitally signed by SAHIL
MURLIMANOHA BHANGDE
Date: 2023.05.05 12:26:48
+05'30'

(Sahil M. Bhangde)
Advocate.

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. That Originally, All that piece and parcel of Agricultural land bearing Kh. No. 103 having area admeasuring about 0.96 H.R., situated at Mouza – Shankarpur, in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Ramesh Madhavrao Pahukar and same was acquired by him from Shri. Kashinath Narayan Raut by way of executing Registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur at Sr. No. 953 Dt. 27/02/1989 as recital in Sale Deed.
- B. That Shri. Ramesh Madhavrao Pahukar had sold the Agricultural land Western Portion of Kh. No. 103 having area admeasuring about 0.48 H.R., out of total admeasuring about 0.96 H.R. to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 1 at Sr. No. 3093 (P) Dt. 25/05/1990.
- C. That similarly aforesaid owner i.e. Shri. Ramesh Madhavrao Pahukar had also the remaining portion of aforesaid Kh. No. 103 having admeasuring about 0.48 H.R. to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 1 at Sr. No. 3092 (P) Dt. 25/05/1990 and same was rectified/corrected by way of executing Registered Correction Deed, which was registered in the office of Sub-Registrar Nagpur at Sr. No. 3934 Dt. 08/10/1993.
- D. That aforesaid transactions Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya became the sole and absolute owner of the aforesaid Kh. No. 103 having total admeasuring about 0.96 H.R. and his name also recorded in Revenue Records.
- E. That after execution of aforesaid Sale Deed, surveyor had resurvey and remeasurement of the aforesaid Khasra No. 103 and same was renumbered as New Kh. No. 18/1 Kh having admeasuring about 0.96 H.R. and Eastern Portion of said Kh. No. 18/1Kh owned by Shri. Ramesh Madhavrao Pahurkar and Western Portion of said Khasra No. 18/1Kh owned by Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya and their name also recorded in Revenue Records with their respective share.
- F. That during the course of time aforesaid owner i.e. Shri. Ramesh Madhavrao Pahurkar had left for heavenly abode on 07/12/2004 leaving behind his legal heirs namely as 1) Smt. Rekha Ramesh Pahurkar and 2) Shri. Kapil Ramesh Pahurkar became the absolute joint owners of the Eastern Portion of Kh. No. 18/1Kh by virtue of Intestate Succession Act, 1956 and their name also recorded in Revenue Records.
- G. That aforesaid owners i.e. 1) Smt. Rekha Ramesh Pahurkar and 2) Shri. Kapil Ramesh Pahurkar had jointly sold the aforesaid Eastern Portion of Kh. No. 18/1Kh having admeasuring about 0.48 H.R. to M/s. Deepawali Constructions through its Managing Director Shri. Dilip Rambhau Jadhav by way of executing Registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur at Sr. No. 6917 Dt. 27/06/2001 as recital in Sale Deed.
- H. That by virtue of Registered Sale Deed, M/s. Deepawali Constructions through its Managing Director Shri. Dilip Rambhau Jadhav became the sole and absolute owner of the aforesaid Eastern Portion of Kh. No. 18/1Kh and its name also recorded in Revenue Records.
- I. That aforesaid transactions, M/s. Deepawali Constructions through its Managing Director Shri. Dilip Rambhau Jadhav became the Eastern Portion of Kh. No. 18/1Kh and Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya became the Western Portion of Kh. No. 18/1Kh having admeasuring about 0.48 H.R. and their name also recorded in Revenue Records with their respective share.

- J.** That aforesaid owner i.e. Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya had sold the Western Portion of Kh. No. 18/1Kh having admeasuring about 0.48 H.R. to Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 4468/2022 Dt. 05/08/2022.
- K.** That aforesaid Owner i.e. **Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade** had decided to develop the schedule Agricultural land bearing **Kh. No. 18/1Kh** containing by admeasurements 0.48 H.R., situated at **Mouza – Shankarpur**, P.S.K. No. 41, held in Occupancy Class-I Rights, , by demarcating a Residential layout upon schedule land to be Known and Styled as **“MAULI NAGAR- 18”** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- L.** That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Agricultural land bearing **Kh. No. 18/1Kh** having area admeasuring about 0.48 H.R. being a Western Portion of Kh No. 18/1Kh having total land area admeasuring about 0.96 Hec. R. situated at **Mouza – Jamtha**, P.H. No. 41, to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur.
- M.** I am of the opinion that **Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade** is the legal owner of land bearing All that piece and parcel of Agricultural land bearing Kh. No. 18/1KH having admeasurements 0.48 H.R., situated at Mouza – Shankarpur, P.S.K. No. 41, held in Occupancy Class-I Rights, within the limits of Village Shankarpur, in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- N.** **I have not verified Original Documents hence this report is subject to verification of All original documents to be done by the Counsel.**
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH001634361202324E dated 05/05/2023.**
- 1) 7/12 extract issued by Talathi in the name of Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade Dt. 13/09/2022.
- 3) Mutation Entry No – Ferfar Entry No. 2138.
- 4) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
- 5) Any other relevant title. – No
- 6) Litigations if any. - No

Nagpur:
Dated : 05/05/2023

SAHIL
MURLIMANOHAR
BHANGDE

Digitally signed by SAHIL
MURLIMANOHAR BHANGDE
Date: 2023.05.05 12:26:34
+05'30'

(Sahil M. Bhangde)
Advocate