

ASHISH M. NAGPURE

Advocate

Address :

Plot No. 68,
'Namrata Apartment'
Atrey Layout, Ring Road,
Nagpur.
Mob.No. 9823630809

TITLE REPORT

FORMAT- A

To, Maha RERA,

NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 19/3

situate at Village – NAGALWADI, within the limits of Gram Panchayat Nagalwadi
in Tahsil – Hingna and District – NAGPUR (hereinafter referred as the said plot).

I have investigated the title of the said land on the request of **SHIVAJI TOWNS INFRACON**, A Partnership Firm having its Office at Mahindra Smruti, 8, Chitale Marg, Behind Amarjyoti Palace, Dhantoli, Nagpur-440012, acting through its Partners (1) **SHRI. AVINASH S/o VINAYAK RAUT**, Resident of Flat No. 104, Bhagwati Palace, Shastri Layout, Subhash Nagar, Nagpur-440022, Tahsil and District – NAGPUR, (2) **SHRI. NILESH S/o VASANT VASANI**, Resident of Flat No. 104, Royal Regency, RPTS Road, Surendra Nagar, Nagpur – 440015, Tahsil and District – NAGPUR; AND (3) **KU. KHYATI D/o DINESH VASANI**, Resident of Mahindra Smruti, 8, Chitale Marg, Behind Amarjyoti Palace, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THAT Piece and parcel of land bearing Kh. No. 19/3 of Mouza – NAGALWADI, having an area of 1.945 Hectors, Rental Rs. 6.01/- held in Bhogwatdar Class-1, P.S.K. 6, situate at Village – Nagalwadi in Tahsil – HINGNA and District – NAGPUR.

- 2) The documents of Sale Deed of Land.
- 3) property card i.e. 7/12 issued by Patwari, Nagalwadi.
- 4) N.A. Order Dated 30-11-2022
- 5) Layout Plan Dated 17-11-2022
- 6) Search report for 30 years from 1992 to 2022.

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/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land : **Shri. Nilesh Vasant Vasani**

Qualifying comments/remarks if any

The Report reflecting the flow of the title of the

(owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.


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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Agricultural land bearing Kh. No. 19 of Mouza – NAGALWADI, having an area of 5.18 Hector, Rental Rs. 16.00 held in Bhogwatdar Class-1 Rights, situate at Village – Nagalwadi, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR, belongs to Shri. Nilesh S/o Vasant Vasani and others, being his ancestral property.

(2) THAT the said (1) SHRI. NILESH S/o VASANT VASANI (2) i) SHRI. HITESH S/o HARIDAS VASANI (ii) MRS. HEENA W/o AJAY BARALIYA (iii) MRS. BHARTI W/o KAMLESH THAKKAR (iv) MRS. NEETA W/o HETAL KARIYA (v) SMT. NIRANJANA W/o HARIDAS VASANI AND (3) i) MRS. HEENA W/o DINESH VASANI (ii) KU. POOJA D/o DINESH VASANI (iii) KU. KHYATI D/o DINESH VASANI have executed the Partition Deed on 31-01-2022 and as per the said Partition Deed, the said land bearing Kh. No. 19 is renumbered as Kh. No. 19/1, 19/2 and 19/3 and the Kh. No. 19/2 is comes in the share of the aforesaid Owners. As a result therefore the said NILESH S/o VASANT VASANI have become the exclusive, absolute and full Owner of Kh.No. 19/3 of Mouza – NAGALWADI, having an area of 1.945 Hectors, out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

(3) THAT the said Owner has now decided his share to develop the Kh. No. 19/3 having an area of 1.945 Hectors Rental Rs. 6.01/- into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein And accordingly by an Agreement of Development and Sale Dated 06-07-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 4147 on even date and Registered Power of Attorney Dated 06-07-2022, which is also duly Registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Sr. No. 4150 on even date. The Owner has entrusted the entire work of Development of the said property to SHIVAJI TOWNS INFRACON, upon the several terms and conditions contained therein; AND

(4) THAT the aforesaid entire land comprising Kh. No. 19/3 of Mouza - NAGALWADI is converted for Non-Agricultural use vide Order Dated 30-11-2022 passed by the Collector, Nagpur, in Revenue Case No. 13/NAP-34/2022-2023 of Mouza - NAGALWADI;AND

(5) THAT the said Shivaji Towns Infracon have decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as "SHIVAJI KINGDOM CITY-3".

(6) THAT the Layout Plan of the said Kh. No. 19/3 of Mouza - NAGALWADI is also duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Letter No. E.E./NMRDA/7820, Dated 17-11-2022;AND

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar- Hingna (Rural) by depositing required fees thereon vide Receipt No. 1112704496, Dated 29-12-2022 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 29-12-2022


(ASHISH M. NAGPURE)

Advocate

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