

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

Ashwin R. Patil
ADVOCATE

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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 THAT Piece and Parcel of Land bearing Plot No. 2 containing by admeasurements 19800 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of MOUZA – WAGDHARA, Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Buildings/Complex proposed to be constructed on the said Plot of land and to be known and styled as “PARADISE HILLS-II”, situated at Village – Wagdhara, in Tahsil – Hingna and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said plot on the request of M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Land bearing Plot No. 2 containing by admeasurements 19800 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of MOUZA – WAGDHARA, Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Building/Complex proposed to be constructed on the said Plot of land and to be known and

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styled as "PARADISE HILLS-II", situated at Village – Wagdhara, in Tahsil – Hingna and District – NAGPUR and the said entire layout is bounded as under :-

On the East	-	Khasra Nos. 83 & 84.
On the West	-	Khasra Nos. 79 & 137.
On the North	-	Khasra Nos. 83 & 137.
On the South	-	Khasra No. 81/2.

(2) Document of allotment of Plot :- Sale Deed Dated 27-11-2018 for **Plot No. 2** containing by admeasurements **19800 Sq. Mtrs.** being a portion of the entire land bearing Khasra No. 81/1 and 82 of **Mouza - WAGDHARA** executed by Mr. Sajid Abdul Sattar Negani in favour of **M/s Paradise Associates** acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala, bearing Registered Sr. No. 4935/2018 on 28-11-2018.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 8265 for Plot No. 2.

(4) Search report for 30 years from 1993 to 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of Land bearing Plot No. 2 containing by admeasurements 19800 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of MOUZA – WAGDHARA , Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Building/Complex proposed to be constructed on the said Plot of land and to be known and styled as " PARADISE HILLS-II ", situated at Village – Wagdhara, in Tahsil – Hingna and District – NAGPUR	M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala
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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 M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 27.06.2023


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

1) 7/12 Extract issued by Competent Authority as on date of application for registration

The name of M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala is recorded in the 7/12 Extract issued by Competent Authority in respect of the property comprising of ALL THAT Piece and Parcel of Land bearing Plot No. 2 containing by admeasurements 19800 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of MOUZA – WAGDHARA, Patwari Halka No. 46, TOGETHERWITH a Multistoreyed Building/Complex proposed to be constructed on the said Plot of land and to be known and styled as “PARADISE HILLS-II”, situated at Village – Wagdhara, in Tahsil – Hingna and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract issued by Competent Authority reveal that vide Mutation Entry /Ferfar Entry No. 8265 the name of M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Hingna.

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 81/1, having an area of 0.81 Hectare R., held in Occupancy Class Rights-1 of Mouza – WAGDHARA, Patwari Halka No. 46, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, in Tahsil – Hingna and District NAGPUR, Originally belonged to Mr. Ayyubbbhai Haji Ismail, as a recorded Owner thereof, being his separate property and the same is accordingly mutated in his name in all relevant records.



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THAT the aforesaid Mr. Ayyubbbhai Haji Ismail lateron transferred/sold his aforesaid property bearing Khasra No. 81/1 having an area of 0.81 Hectare R., by way of sale to (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala, by a Sale Deed Dated 03.12.2003, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Serial No. 2564/2003 on 03.12.2003. In this Sale Deed, the (1) Mr. Sajid Abdul Sattar Negani having undivided 75% share and interest and (2) Mr. Farooque Zikar Bawala, having 25% share and interest in the aforesaid property and the same is accordingly mutated in his name in all relevant records.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 82, having an area of 1.17 Hectare R., held in Occupancy Class Rights-1 of Mouza – WAGDHARA, Patwari Halka No. 46, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, in Tahsil – Hingna and District NAGPUR, Originally belonged to Mr. Ayyubbbhai Haji Ismail, as a recorded Owner thereof, being his separate property and the same is accordingly mutated in their joint names in all relevant records.

THAT the aforesaid Mr. Ayyubbbhai Haji Ismail lateron transferred/sold his aforesaid property bearing Khasra No. 82 having an area of 1.17 Hectare R., by way of sale to (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala, by a Sale Deed Dated 03.12.2003, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Serial No. 2563/2003 on 03.12.2003. In this Sale Deed, the (1) Mr. Sajid Abdul Sattar Negani having undivided 75% share and interest and (2) Mr. Farooque Zikar Bawala, having 25% share and interest in the aforesaid property and the same is accordingly mutated in their joint names in all relevant records.

THAT, the aforesaid Mr. Sajid Abdul Sattar Negani had purchased the undivided 25% share and interest in aforesaid Khasra No. 81/1 and 82 (i.e. 25% share in Khasra No. 81/1 and 25% share in Khasra No. 82) from Mr. Farooque Zikar Bawla, by a Sale Deed Dated 16.03.2017, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 907/2017 on even date. Thereafter the aforesaid Mr. Sajid Abdul Sattar Negani, is exclusive sole Owner of Khasra No. 81/1 and Khasra No. 82 and the name of the Vendor is mutated in the Government Records.

THAT in view of understanding between Mr. Sajid Abdul Sattar Negani and Mr. Farooque Zikar Bawala, inter-se, the share and interest of the Mr. Sajid Abdul Sattar Negani

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is entitled to the said entire lands/properties and Mr. Farooque Zikar Bawala in fact has no share or interest therein, but since the name of Mr. Farooque Zikar Bawala is also shown in 7/12 Extract.

THAT, the aforesaid (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala lateron decided to develop the aforesaid entire land bearing Khasra Nos. 81/1 and 82 of Mouza – WAGDHARA into Residential Estate by carving out various Plots of different sizes therein and constructing Multistoried building thereon consisting of various self-contained separate Apartments/Tenements therein.

THAT accordingly by an Agreement of Development Dated 01.10.2016, the aforesaid (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala, jointly have entrusted the entire work of Development of the said Plot No. 2 to the M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala. The said Agreement of Development which is lateron impounded by the Collector of Stamps Nagpur (Rural) on 11.05.2017 on payment of requisite Stamp duty and penalty.

THAT, the aforesaid layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(Metro)/Build. Engi.-2/6280 Dated 21.09.2016; AND

THAT, the aforesaid entire land bearing Khasra No. 81/1 and 82 of Mouza – WAGDHARA, Patwari Halka No. 46, having total area of 1.98 Hectare R. are converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastut/Jilhadhikari/Kavi-1283/2016 Dated 18.10.2016 passed in Revenue Case No. 54/NAP-34/2016-17.

THAT Layout Development Agreement Dated 15.02.2017 in respect of the aforesaid Khasra Nos. 81/1 and 82 of Mouza – WAGDHARA, Patwari Halka No. 46, having total area of 1.98 Hectare R. made between the aforesaid (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala with Nagpur Improvement Trust, Nagpur Special Planning Authority appointed by the Government of Maharashtra for Nagpur Metropolitan Area and the said layout is also Finally sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. EE(Metro)/B.E.-2/7533 Dated 15.02.2017.

THAT lateron the aforesaid (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala, executed a Confirmation Deed as to Agreement of Development on

24.05.2017, which is duly Registered in the Office of the Sub Registrar, Hingna in Book No. 1 at Registered Sr. No. 2132/2017 on 24.05.2017 on payment of requisite Stamp Duty and Registration Fees payable thereon and subsequently executed a Correction Deed to aforesaid Confirmation Deed as to Agreement of Development on 28.11.2018, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Sr. No. 4934/2018 on 28.11.2018.

THAT the aforesaid the then Owner (1) Mr. Sajid Abdul Sattar Negani and (2) Mr. Farooque Zikar Bawala, lateron transferred/sold the Plot of land comprising ALL THAT Piece and Parcel of Land bearing **Plot No. 2** containing by admeasurements **19800 Sq. Mtrs.** being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of **MOUZA – WAGDHARA**, Patwari Halka No. 46, and including all other easementary rights appurtenant and belonging thereto, situated at Village – Wagdhara, in Tahsil – Hingna and District – NAGPUR. by way of sale to M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala, by a Sale Deed Dated 27-11-2018, which is registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 4935/2018 on 28-11-2018 and the same is accordingly mutated in its name in all relevant records. As a result therefore the aforesaid M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala has now become an exclusive absolute full Owner of the aforesaid Plot No. 2 with heritable and transferable rights therein.

THAT, the aforesaid M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala lateron decided to develop the said Plot of land bearing Plot No. 32 into a Residential Estate by constructing a various Multistoried Buildings thereon consisting of various self-cotnained separate Apartments/Tenements therein and submitted proposal to the Planning Authority i.e. MHADA under vertical AHP – PPP Model under PMAY Scheme on the said land bearing Plot No. 2 containing by admeasurements 8572.46 Sq. Mtrs. being a part or portion of the entire land bearing Khasra Nos. 81/1 and 82 and the said Buildings Map is sanctioned and approved by Executive Engineer/B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its Permit No. EE/BP/PMAY/A/MHADA/283/2020 Dated 23.12.2020 and revised Buildings Map is sanctioned and approved by Executive Engineer/B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its Permit No. EE/BP/PMAY/A/MHADA/419/2023 Dated 26.05.2023.

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That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) Sale Deed Dated 03.12.2003 at Sr. No. 2564/2003 for Khasra No. 81/1.
- (ii) Sale Deed Dated 03.12.2003 at Sr. No. 2563/2003 for Khasra No. 82.
- (iii) Agreement of Development dated 01.10.2016 between (1) Mr. Sajid Abdul Sattar Negani & (2) Mr. Farooque Zikar Bawala and M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala.
- (iv) Confirmation Deed as to Agreement of Development Dated 24.05.2017 of M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala. Registration Serial No. 2132/2017 on 24.05.2018
- (v) Correction Deed dated 28.11.2018, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 4934/2018 on 28.11.2018.
- (vi) Layout Development Agreement Dated 15.02.2017.
- (vii) N. A. Order Dated 18.10.2016.
- (viii) Building Plan/Permit Dated 23.12.2020.
- (ix) Revised Building Plan/Permit Dated 26-05-2023.

THAT all the aforesaid documents produced before by M/s Paradise Associates acting through its Partners (1) Mr. Mohammad Salim Abdul Sattar Negani and (2) Mr. Mufaddal Mohammad Durgwala 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.

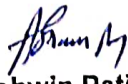
THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 2 being a portion of the entire land bearing Khasra Nos. 81/1 and 82 of Mouza - Wagdhara in Tahsil - Hingna and District Nagpur for the period of 30 (Thirty) Years (i.e. 1993 to 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 : 27-06-2023


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