

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mo. 9822936551

Ashwin R. Patil
ADVOCATE

To,
The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

- a) ALL THAT piece and parcel of land, admeasuring 1.12 Hectares (2.767 Acres) bifurcating from East to West situated towards Northern side of Agricultural land, total containing by admeasurement 1.92 Hectares bearing Khasra No. 64/1-A of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, having Revenue Rate - Rs. 2.56 paise, situated within the limits of Grampanchayat - Wagdara in Tahsil Hingna and District - Nagpur
- b) ALL THAT piece and parcel of land, admeasuring 0.81 Hectares (2.00 Acres) bifurcating from East to West situated towards Southern side of Agricultural land, total containing by admeasurement 1.92 Hectares bearing Khasra No. 64/1-B of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, having Revenue Rate- Rs. 2.56 paise, situated within the limits of Grampanchayat - Wagdara in Tahsil Hingna and District - Nagpur

I have investigated the title of the said plots on the request of Smt. Manisha Deepak Agrawal, Smt. Anil Armit Raja and Smt. Priti Hitesh Khetan all residents of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land, admeasuring 1.12 Hectares (2.767 Acres) bifurcating from East to West situated towards Northern side of Agricultural land, total containing by admeasurement 1.92 Hectares bearing Khasra No. 64/1-A of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, having Revenue Rate - Rs. 2.56 paise, situated within the limits of Grampanchayat - Wagdara in Tahsil Hingna and District - Nagpur

ALL THAT piece and parcel of land, admeasuring 0.81 Hectares (2.00 Acres) bifurcating from East to West situated towards Southern side of Agricultural land,


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total containing by admeasurement 1.92 Hectares bearing **Khasra No. 64/1-B** of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, having Revenue Rate- Rs. 2.56 paise, situated within the limits of Grampanchayat - Wagdara in Tahsil Hingna and District - Nagpur

2) The documents of allotment of plot.

- i. Sale Deed dated 1703/2016 for Kh. No. **64/1-A** executed by Shri Vilas Namdeorao Thakre in favour of Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Khetan duly registered with the Office of the Sub-Registrar-Hingna at Sr. No. 1229.
- ii. Sale Deed dated 02.09.2022 for **Khasra No. 64/1-B** executed by Kishorebhai Hemrajbhai Ganatra in favour of Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan duly registered with the office of the Sub-Registrar, Hingna at Sr. No. 1228
- iii. 7/12 extract for Kh. NO. 64/1-A
- iv. 7/12 extract for Kh. No. 64/1-B

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of **Kh. No. 64/1-A and Kh. No. 64/1-B** in any court or before any authority.

That the title of

- i. Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan for Kh. NO. 64/1-A ,is clear,Marketable and without any encumbrances.
- ii. Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan for Kh. No. 64/1-B is clear,Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan for Kh. No. 64/1-A and Kh. No. 64/1-B

The report reflecting the flow of the title of

Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan for Kh. No. 64/1-A and Kh. No. 64/1-B is enclosed herewith as annexure.


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REMARKS :

All the present owners for Kh. No. 64/1-A and 64/1-B that is Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan has formed an Partnership firm with firm name as "M/s Platinum Infra" by executing an Partnership deed dated 13/04/2015 and amended partnership deed dated 26/05/2015 for undertaking Real Estate project for the above property.

ENCL : ANNEXURE

Date : 08/07/2023


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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. 7782 dated 17/06/2017 for Plot No. Kh. No. 64/1-A
- 3) Mutation Entry No. 7783 dated 17/06/2017 for Plot No. Kh. No. 64/1-B
- 3) Search report for 30 years Taken from Sub-Registrar-1 office at Hingna Vide Receipt vide GRN No. MH004903702202324E

NARRATION ON FLOW OF TITLE:

KH. NO. 64/1-A

Whereas Shri Vilas Namdeorao Thakre purchased the said Land from Shri Ramesh Bhaskar Chitriv, Resident of Village - Raipur, Tahsil - Hingna, District - Nagpur by virtue of Sale Deed, which is registered at Serial at 4491/2008 on 16-07-2008 in the office of Sub-Registrar - Hingna.

WHEREAS pursuant to Sale Deed, dated 16-07-2008, Shri Vilas Namdeorao Thakre became sole and absolute owner of the Kh. No. 64/1-A of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, admeasuring 1.12 Hectares (2.767 Acres), situated within the limits of Grampanchayat - Wagdara in Tahsil District - Nagpur with all heritable and transferable rights therein and accordingly his name was mutated in the records of Patwari 7/12 extract, Grampanchayat - Wagdara and other relevant records of the government.


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WHEREAS Shri Vilas Namdeorao Thakre have disposed off Kh. No. 64/1-A to Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan by executing a Registered Sale Deed which is duly registered with the Office of the Sub-Registrar- Hingna at Sr. No. 1229 on 17/03/2016, thus Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan have become the co-owners of the property.

KH. NO. 64/1-B

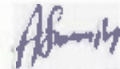
Whereas Shri Vilas Namdeorao Thakre purchased the said Land from Shri Ramesh Bhaskar Chitriv, Resident of Village - Raipur, Tahsil - Hingna, District - Nagpur by virtue of Sale Deed, which is registered at Serial at 4492/2008 on 16-07-2008 in the office of Sub-Registrar - Hingna.

WHEREAS pursuant to Sale Deed, dated 16-07-2008, Shri Vilas Namdeorao Thakre became sole and absolute owner of the Kh. No. 64/1-B of Mouza - Wagdara, P.H. No. 46, held in Bhuwarg Class 1 rights, admeasuring 0.81 Hectares (2.00 Acres), situated within the limits of Grampanchayat - Wagdara in Tahsil District - Nagpur with all heritable and transferable rights therein and accordingly his name was mutated in the records of Patwari 7/12 extract, Grampanchayat - Wagdara and other relevant records of the government.

WHEREAS Shri Vilas Namdeorao Thakre have disposed off Kh. No. 64/1-B to Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan by executing a Registered Sale Deed which is duly registered with the Office of the Sub-Registrar- Hingna at Sr. No. 1228 on 17/03/2016, thus Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan have become the co-owners of the property.

FOR KH. NO. 64/1-A AND 64/1-B

All the Co-owners, Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja, Smt. Priti Hitesh Khetan, for the betterment of the property have approached the


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Competent Authority for conversion of agriculture land for non agriculture use and development of the above mentioned property into Residential Layout scheme and the sanction has been accorded by the authority Nagpur Municipal Rural Development Authority with sanction No. का.अभि./नामप्रविप्ता/ ८५६७.

Further All the present owners for Kh. No. 64/1-A and 64/1-B that is Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan has formed a Partnership firm with firm name as "M/s Platinum Infra" by executing an Partnership deed dated 13/04/2015 and amended partnership deed dated 26/05/2015 for undertaking Real Estate project for the above property.

4. Any other relevant Title: No

5. Any Other Litigation : No

Nagpur

Dated 08-07-2023


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CHALLAN
MTR Form Number-6



GRN * MH004903702202324E	BARCODE	Date 08/07/2023-19:19:37	Form ID
Department Inspector General Of Registration	Payer Details		
Search Fee	TAX ID / TAN (If Any)		
Type of Payment Other Items	PAN No.(If Applicable)		
Office Name HGN_HINGNA SUB REGISTRAR	Full Name	Adv Ashwin Patil	
Location NAGPUR			
Year 2023-2024 From 01/04/2023 To 31/03/2024	Flat/Block No.	Plot 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 Khasra No. 64/1-A and 64/1-B Mouza Wagdara Tahsil	
		Hingna Dist Nagpur	
		Amount In	Three Hundred Seventy Five Rupees Only
Total	375.00	Words	
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572023070892481 IK0CIMATP0
Cheque/DD No.	Bank Date	RBI Date	08/07/2023-19:24:20 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 :

Mobile No. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.