SATISH R. TADAS
ADVOCATE

RESI.: Plot No.32, Pamchwati Nagar, New Binaki Mangalwari, Nagpur
OFF. at FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary
School, Dhantoli, Nagpur-440010.
Mob.9923002965, (O) 0712-2451743, Mail ID :- satishtadas435@gmail.com

Dated : 21.07.2023

LEGAL TITLE REPORT

Format – A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

SUBJECT : **Title clearance Certificate with respect to property i.e. All that piece and parcel of NA land being Kh./Gat/Survey No. 45/1/A/2, admeasuring about 2.40 H.R. (as per 7/12 Extract), Land Revenue Rs. 7.68/-, Khate No.531 with Occupant Class-I Bhumiswami Rights situated at MOUZA : GAWSI MANAPUR, P.H.No.42, Tahsil : Nagpur Rural, District : Nagpur.**

I have investigated the title of the said plot on the request, **M/S. PSP REALTY** and verify following document i.e. :-

DESCRIPTION OF THE PROPERTY
SCHEDULE OF PROPERTY
(in respect of land of Kh. No.45/1/A/2 admeasuring about 2.40 H.R.)

All that piece and parcel of NA land being **Kh./Gat/Survey No. 45/1/A/2, admeasuring about 2.40 H.R. (as per 7/12 Extract)**, Land Revenue Rs. 7.68/- Khate No.531, with Occupant Class-I Bhumiswami Rights situated at **MOUZA : GAWSI MANAPUR**, P.H.No.42, Tahsil : Nagpur Rural, District : Nagpur.

Note : Description of property is as per Sale Deeds dated 20.01.2023 at Sr. No.639 as well as on the basis of documents supplied to me for Verification.

It is submitted that, the titleholder is going to develop Scheme namely Mauli Nagar No.19 Sector - C- over the land of Kh. No. 45/1/A/2.

The documents of the Properties :-
Document regarding Land of Kh. No.45/1/A/2

- Seven-Twelve Extract in the year 1976-77
- Ferfar Panji No.103 regarding Sale Deed dt.25.08.1993
- Ferfar Panji No.262 regarding Sale Deed dt.13.10.2006
- Sale Deed dt.18.05.2006
- Original Sale Deed 20.01.2023
- Original Sale Deed 20.01.2023
- Release Deed dt.11.04.2018
- Release Deed dt. 20.01.2023
- N.A. Order dt.13.07.2023 & Layout Plan
- N.A. Order dt.13.07.2023 & Layout Plan
- Partnership Deed
- Seven Twelve extract From Online Portal it revealed that the Present titleholder name is duly mutated in the record of rights

NISHANT V. ROTDAR ADVOCATE

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4. Search report for 30 years from 1994 to 2023

   On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. PSP REALTY** is clear, marketable and without any encumbrances and having right to develop said property by Sale Deeds.

OWNER OF THE LAND
M/S. PSP REALTY,
A Partnership Firm, having its registered Office at Anandam World City,
Ganeshpeth , Nagpur-440018
Acting through its Authorized Partners:-
SHRI. PRAVIN RATANLAL JAIN, Aged about 50 Years, Occ.-Business,
R/o Plot No. 72 Flat No. 601, Tranquil Apartment, Sathe Marg, Dhantoli, Nagpur-440012.
[PAN:- ADCPJ 6469 R, AADHAR NO. 3059-9406-9546].

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
Date : 21.07.2023

NISHANT V ROTDAR ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND

ORIGINAL OWNERSHIP

(History of Kh. No.45/1 & Kh. No.45/2)

1. It seen from the records, originally Old land of Kh. No.28/1 admeasuring 7.80 HR. of Mouza-Gavasi Manapur belonged and mutated in the name of Shri. Prabhakar Vitthalrao Varade. **I have verified Seven-Twelve Extract in the year 1976-77 with respect to that.**

Re Survey and Re measurement of land

2. It is submitted that due to survey and re measurement, Old land of Kh. No.28/1 admeasuring 7.80 HR. has been re numbered as Kh.No.45 admeasuring 7.80 HR.

Sale Deed in the name of Shri. Rameshkumar Girdharilal Jejani
(in respect of land of Kh. No.45/2 admeasuring 2.02 HR)

3. Thereafter, Shri. Prabhakar Vitthalrao Varade has sold land admeasuring 2.02 HR. out of Kh.No.45 admeasuring 7.80 HR to Shri. Rameshkumar Girdharilal Jejani by virtue of **Sale Deed dt.25.08.1993** which is duly registered with the Sub-Registrar Office, Nagpur-(Gramin), in Addl. Book No. 1, at Sr. No.3296(P). **After execution of Sale Deed, said land admeasuring 2.02 HR has been numbered as Kh.No.45/2 and remaining land admeasuring 5.78 HR was continued in the name of Shri. Prabhakar Vitthalrao Varade which has numbered as Kh.No.45/1. I have Ferfar Panji No. 103 with respect to that.**

Sale Deed in the name of Shri. Vitthal Vyankatesh Kamat
(in respect of land of Kh. No.45/1 admeasuring 5.78 HR)

4. Thereafter, Shri. Prabhakar Vitthalrao Varade has sold land admeasuring 5.78 HR. which is numbered as Kh.No.45/1 to Shri. Vitthal Vyankatesh Kamat by virtue of **Sale Deed dt.13.10.2006** which is duly registered with the Sub-Registrar Office, Nagpur-(Gramin), in Addl. Book No. 1, at Sr. No.5056. **I have Verified Ferfar Panji No.262 with respect to that.**

Sale Deed in the name of Shri. Vithal Venkatesh Kamat
(in respect of land of Kh. No.45/2 admeasuring 2.02 HR.)

5. Thereafter, Shri. Rameshkumar Girdharilal Jejani with the consent of Shri Rajesh Rajaram Umathe and Shri. Yadavrao Dhondopant Kanhere have sold land of Kh. No.45/2 admeasuring 2.02 HR. to Shri. Vitthal Venkatesh Kamat by virtue of **Sale Deed dt.18.05.2006** which is duly registered with the Sub-Registrar Office, Nagpur-(Gramin)-10, in Addl. Book No. 1, at Sr. No.2792. *It is submitted that earlier Shri. Rajesh Rajaram Umathe and Shri. Yadavrao Dhondopant Kanhere have decided to purchase the said property however lateron they dropped their idea hence they have signed as consentor.*

- ***It is submitted that, this by virtue of aforesaid Sale Deeds, Shri. Vitthal Vyankatesh Kamat has became sole and absolute owner of the land of Kh. No.45/1 admeasuring 5.78 HR and Kh. No.45/2 admeasuring 2.02 HR. i.e. total admeasurements 7.80 HR.***

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Land Acquisition

6. Thereafter, the land admeasuring 0.95 H.R. from and out of entire land bearing Kh. No. 45/1 admeasuring 5.78 has been acquired for National Highway No.7 by virtue of an order passed by the **Land Acquisition Officer in Land Acquisition Case No. 77/A/65/2009-2010,** and after acquisition, land admeasuring 0.95 H.R. has been renumbered as Kh. No. 45/1/2 and Shri. Vitthal Venkatesh Kamat has left remained land admeasuring 4.83 H.R. which is numbered as Kh. No. 45/1/1 AND mutation regarding acquisition has been done in the Record of Right.

Sale Deed in the name of M/s P.S.P. Realty
(in respect of Kh. No. 45/1/A admeasuring 3.73 H.R. and Kh. No. 45/1/B admeasuring 1.10 H.R.)

7. Thereafter, Shri. Vitthal Venkatesh Kamat has sold land bearing Kh. No. 45/1/A admeasuring 3.73 H.R. and Kh. No. 45/1/B admeasuring 1.10 H.R. i.e total 4.83 H.R. to M/s P.S.P.Realty Through its Partner Shri. Pravin Ratanlalji Jain by virtue of **Sale Deed 20.01.2023** which is duly registered with the Sub-Registrar Office, Nagpur –Gramin-7, at Sr. No. 639 on even date.

Correction in Seven-Twelve Extract (Pot-Hissa)

8. It is submitted that after execution of aforesaid Sale Deed, Land of Kh. No. 45/1 has been divided into three parts after land acquisition and Sale Deed, in view of Order passed by the Tahsildar, Nagpur Gramin, Land has been sub divided in the following manner -

Khasra No.45/1/A/1	1.33 H.R.	M/S PSP REALTY
Khasra No.45/1/A/2	2.40 H.R.	M/S PSP REALTY
Khasra No. 45/1/B	1.10 H.R.	M/S PSP REALTY

Land Acquisition
(in respect of Kh. No.45/2)

9. It is submitted that like manner, the land admeasuring 0.15 H.R. has been acquired from and out of entire land bearing Kh. No. 45/2 total admeasuring 2.02 H.R. by virtue of an order passed by the **Land Acquisition Officer in Land Acquisition Case No. 77/A/65/2009-2010** and after acquisition, land admeasuring 1.87 HR which is now renumbered as New Kh. No. 45/2/1 AND land admeasuring 0.15 HR has been numbered as Kh. No. 45/2/2.

Sale Deed in the name of M/s P.S.P. Realty
(in respect of Kh. No. 45/2/1 adm. 1.87 H.R.)

10. Thereafter, Shri. Vitthal Venkatesh Kamat sold land bearing Kh. No. 45/2/1 admeasuring 1.87 H.R. to M/s P. S. P. Realty Through its Partner Shri. Pravin Ratanlalji Jain by virtue of **Sale Deed 20.01.2023** which is duly registered with the Sub-Registrar Office, Nagpur –7, at Sr. No. 638 on even date.

Earlier Charge on the said Property

11. It is submitted that Shri. Vitthal Venkatesh Kamat was availed loan from Kotak Mahindra Bank and mortgaged the land bearing Khasra No. 44 adm. 2.08 H.R.

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AND Kh. No. 45/2 adm. 2.02 H.R. AND Kh. No. 45/1 adm. 5.78 by mortgaging the said Property by executing **Mortgage Deed dt.01.03.2017** and the same is duly registered with the Sub- registrar Nagpur Gramin in A.B.No.1 at Sr. No. 5533 and after repayment of the said loan the bank has executing **Release Deed dt.11.04.2018** and the same is duly registered with the Sub- registrar Nagpur Gramin in A.B.NO.1 at Sr. No. 3075. It is submitted that, Shri.Vitthal Vyankatesh Kamat was availed loan from the Kotak Mahindra Bank Ltd., by mortgaging the said Property by executing **Registered Mortgage Deed dt. 27.10.2021, Mortgage Deed dt.20.03.2019 & Mortgage Deed dt.10.03.2021** and the same were is duly registered with the Sub- registrar Nagpur Gramin in A.B.NO.1 at Sr. Nos. 13108, 4608 & 6142 respectively. However after repayment of the Loan amount, the Bank has issued **No Objection Certificate dt.19.12.2022** for sale of the said property and M/s P.S.P. Realty has paid the entire outstanding amount in pursuance of which Kotak Mahindra Bank issued **No Objection Letter dt. 28.12.2022**. Thereafter Kotak Mahindra Bank executed **Release Deed dt. 20.01.2023** in favor of M/s P.S.P. Realty which is duly registered with the Sub Registrar Office, Nagpur-7(Rural) at Sr. No. 618.

N. A. Order/Layout Plan
(in respect of 45/1/A/2)

12. Thereafter, on application made by the Owner as per Section 42-A of the Maharashtra Land Revenue Code, 1966, The Tahasildar, Ngpur (Gramin) has passed an order **dated 13.07.2023 in Revenue Case No. 202/N.A.P-34/ 2022-23** and thereby converted land admeasuring 2.3438260 HR (i.e. 23438.260 Sq. Mtrs.) out of entire land admeasuring 2.40 HR. bearing of Kh.No.45/1/A/2 from agriculture to non-agriculture i.e. for Residential use on various conditions mentioned therein. It is submitted that layout prepared in the said land has been approved for NA purpose only and later on said Layout has been recommended/approved by the Competent Authority of the NMRDA.

Area of Land (minimum area of A,B, C to be considered		
As per Ownership Document 7/12 Extract	24000.00 Sq. Mtrs.	
As Per Measurement Sheet	23438.260 Sq. Mtrs.	
As Per Site	23438.260 Sq. Mtrs.	
2. Deductions For		
a) Proposed D. P./D. P. Road Widening Area/Service Road/ Highway Widening	0.000 Sq. Mtrs.	
b) Electric Sub Station Reservation Area	10700.252 Sq. Mtrs.	
Total (A + B)	10700.252 Sq. Mtrs.	
3. Balance Area of Plot (1-2)	12738.008 Sq. Mtrs.	
4. Amenity Space (If Applicable)		
A. Required	N.A.	5%
B. adjustment of 2 (b), if any	0.000 Sq. Mtrs.	
C. Balance Proposed	0.000 Sq. Mtrs.	
Net Plot area (3-4C)	12738.008 Sq. Mtrs.	

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5.Recreational Open Space		
A. Required	1273.801 Sq.Mtrs	
B. Proposed	1280.436 Sq. Mtrs.	
C. Area for ESS & STP	50.000 Sq. Mtrs.	
7. Internal Road Area	2201.774 Sq. Mtrs.	
8. Service Road and Highway Widening	0.000 Sq. Mtrs.	
9. Plotable Area	9205.798 Sq. Mtrs.	
10 Pro-Rata factor for FSI Calculations on Layout Plots = Plot No.1 to 5 x 2.0 & 1.1.167 on Remaining Plots	1.384 Sq. Mtrs.	

It is submitted that said NA Order and layout has been approved for NA purpose and final sanctioning process is under process. It is submitted that on the basis of Revenue Record I am submitting this report, however deeds are not shown to me

Partnership Deed

13. It is submitted that PSP Realty is partnership Firm is governed as per **Partnership Deed dated 10.11.2022** and as per Partnership Deed there are three partners namely Shri. Pravin Ratanlalji Jain, Shri. Pratik Rajesh Saraogi & Shri. Sajjan Chaturbhuj Jain which is unregistered on Rs.500/- Stamp Paper.

1. 7/12 Extract (From On Line Portal)
2. Mutation Entry No. as mentioned in Seven Twelve extract
3. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- *Original deeds have to be verified*
5. Litigations if any.- No.

NISHANT V POTDAR ADVOCATE

NISHANT V POTDAR
ADVOCATE

DATE :21.07.2023

CHALLAN

MTR Form Number-6

GRN	MH005521730202324E	BARCODE		Date	21/07/2023-12:42:29	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	ADV NISHANT VILASRAO POTDAR
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	73 JAWAHAR NAGAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	MANEWADA CEMENT ROAD
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 4
		Remarks (If Any)	KH NO 45/1/A/2 MOUZA GAWASI MANAPUR P H NO 42 FOR 1994 TO 2023
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	UNION BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792023072135389	519015069
Cheque/DD No.		Bank Date	RBI Date	21/07/2023-12:43:09	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9923002964

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 21-07-2023 12:43:20