



To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

- a) ALL THAT piece and parcel of land bearing Survey / Khasra No. 157, Account No. 3707 of Mouza - Hingna, P.H.No. 49, situated within the limits of Nagar Panchayat - Hingna, Teh. Hingna, Dist. Nagpur .

I have investigated the title of the said Lands on the request of Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak all residents of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing Survey / Khasra No. 157, Account No. 3707 of Mouza - Hingna, P.H.No. 49, situated within the limits of Nagar Panchayat - Hingna, Teh. Hingna, Dist. Nagpur

2) The documents of allotment of plot.

- i. Sale Deed dated 29/07/2022 for Khasra No. **157** executed by Mrs. Jyoti Gurudevji Daf and Mrs. Pooja Rajendra Thakre in favour of Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak duly registered with the Office of the Sub-Registrar Hingna at Sr. No. 4626/2022
- ii. Property Card Issued by City Survey Officer Hingna Mutation Entry No.(1) vide Ferfar No. 6712 on dated 09/11/2022

3) Search Report for 15 years from the years 2009 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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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 Survey / Khasra No. 157 in any court or before any authority.
That the title of

- i. Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak for Kh. No. 157, is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak for Kh. No. 157, is clear, Marketable and without any encumbrances.

The report reflecting the flow of the title of

Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak for Kh. No. 157, is clear, Marketable and without any encumbrances.

REMARKS :

ENCL : ANNEXURE

Date : 12/05/2023


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FORMAT - A
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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card for Kh. No. 157 as on date of application for Registration.
- 2) Mutation Entry (Ferfar) No. 6712 dated 09/11/2022 for Kh. No. 157
- 3) Search report for 15 years Taken from Sub-Registrar- office at Hingna Vide Receipt vide GRN No. MH001418117202324E

NARRATION ON FLOW OF TITLE:

WHEREAS, initially the above said property belonged to Smt. Kamlabai Motiram Zhile and others being their ancestral property.

WHEREAS, lateron the abovesaid property purchased by Mrs. Jyoti Gurudevji Daf and Mrs. Pooja Rajendra Thakre from Smt. Kamlabai Motiram Zhile and others, by virtue of registered Sale Deed, Dtd. 25/01/2018, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 318/2018.

WHEREAS, lateron the abovesaid property purchased by Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda, Mr. Sumit Prakash Chandak from Mrs Jyoti Gurudev Dal and Mrs Pooja Rajendra Thakre, by virtue of registered Sale Deed, Did 29/07/2022, which is duly registered before the Joint Sub Registrar, Hingna in Book No 1 at Sr. No. 4626/2022 as a result the above said owners have now became the joint, full & an absolute owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated their name in the relevant records. AND

That the layout plan of the said Survey / Khasara No. 157 is regularized by the Chief Officer Nagar Panchayat, Hingna as per the Permit for Regularization of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2021

That, the Layout Plan of the said Survey/Khasra No. 157 was duly sanctioned and approved by the Hon'ble Chief Officer, Nagar Panchayat - Hingna on 02/09/2022 vide Outward No. न. प. हि. / न. र. वी / भु. नियमी / १४९१ regarding the layout map and plots of land.


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As per said layout map, the total area of land 7900 Sq Mtrs (0 79 HR) declared out of the said property and the said authority sanctioned and regularized total 40 Plots in the said layout and also declared the area under plots 4897.54 Sq Mtrs.

Lateron, the Office of the Hon'ble Tehsildar Saheb, Hingna issued a Bhogwatdar Sanad under Section 42-B of the Maharashtra Land Revenue Act, 1966 on 19/09/2022 vide Outward No. जा.क्र.म.स / प्रस्तु-१ / तह. हिं/कावि-१६७२ / २०२२, रामाक्र- ०२ / एन. ए. पी-३४/प्रस्तु-१/२०२२-२०२३, मौजा- हिंगणा, त. सा. क्र. ४९, तह. हिंगणा for Non-agricultural residential purpose.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 02/05/2023


(SARANG D. NIGHOT)
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