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

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Ashwin R. Patil
ADVOCATE

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 THOSE Pieces and Parcels of land bearing **Khasra Nos. 127, 128, 129, 130, 131 and 134** of **Mouza – HARDOLI**, Patwari Halka No. 67, having total area of **85600 Sq. Mtrs.** (i.e. **8.56 Hectare R.**), all held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**ELITE JASMINE**", situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of Mr. Narendra Shivajirao Wagh (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 127, 128, 129, 130, 131 and 134** of **Mouza – HARDOLI**, Patwari Halka No. 67, having total area of **85600 Sq. Mtrs.** (i.e. **8.56 Hectare R.)**, all held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**ELITE JASMINE**", situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR and the BOUNDARIES OF **KHASRA NO. 127** ARE :- ON THE EAST – NALLAH PANDHAN, ON THE WEST - KHASRA NO. 128, ON THE NORTH - PANDHAN, ON THE SOUTH – KHASRA NO. 132/1; the BOUNDARIES OF **KHASRA NO. 128** ARE :- ON THE EAST - KHASRA NO. 127, ON THE WEST - NALLAH, ON THE NORTH –

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

PANDHAN, ON THE SOUTH – KHASRA NO. 129; the BOUNDARIES OF **KHASRA NO. 129** ARE :- ON THE EAST - KHASRA NO. 232/3, ON THE WEST - NALLAH, ON THE NORTH – KHASRA NO. 130, ON THE SOUTH – KHASRA NO. 128; the BOUNDARIES OF **KHASRA NO. 130** ARE :- ON THE EAST - KHASRA NO. 232/3, ON THE WEST - NALLAH, ON THE NORTH – KHASRA NO. 129, ON THE SOUTH – KHASRA NO. 131; the BOUNDARIES OF **KHASRA NO. 131** ARE :- ON THE EAST - KHASRA NO. 132/2, ON THE WEST - NALLAH, ON THE NORTH – KHASRA NO. 130, ON THE SOUTH – KHASRA NO. 113 and the BOUNDARIES OF **KHASRA NO. 134** ARE :- ON THE EAST - KHASRA NO. 132/2, ON THE WEST – KHASRA NO. 113, ON THE NORTH – KHASRA NO. 131, ON THE SOUTH – KHASRA NO. 132/1.

(2) The Document of allotment of plot :- (A) Sale Deed Dated 07.12.2021 for Khasra No. 127 executed by Mr. Mohammad Ghous Mohammad Ibrahim in favour of (1) Mr. Narendra Shivajirao Wagh, (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale, (5) Mr. Santosh Mohandas Khatri, bearing Registered Serial No. 4576/2021.

(B) Sale Deed Dated 12.08.2022 for Khasra Nos. 131 and 134 executed by Mr. Manish Naresh Jais in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3291/2022.

(C) Sale Deed Dated 12.08.2022 for land admeasuring 0.30 Hectare R. out of the entire land bearing Khasra No. 128; land admeasuring 0.64 Hectare R. out of the entire land bearing Khasra No. 129 and land admeasuring 0.64 Hectare R. out of the entire land bearing Khasra No. 130 executed by Mr. Sadanand Madhavrao Kokate in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3292/2022.

(D) Sale Deed Dated 12.08.2022 for land admeasuring 1.30 Hectare R. out of the entire land bearing Khasra No. 129 executed by (1) Mr. Girish Ganpatrao Shirke and (2) Smt. Bharti Ravindra Sapkal in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3293/2022.

(E) Sale Deed Dated 12.08.2022 for land admeasuring 0.61 Hectare R. out of the entire land bearing Khasra No. 128 and land admeasuring 1.30 Hectare R. out of the entire land bearing Khasra No. 130 executed by (1) Mr. Mukesh Champaklal Malviya and (2) Mr. Shirish Ganpatrao Shirke in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3294/2022.

(F) Sale Deed Dated 16.06.2023 for Khasra No. 127 alongwith other land executed by (1) Mr. Surendra Shivajirao Wagh, (2) Mr. Sudhakar Changdeo Wanjari, (3) Mr. Kishor Darshan Talmale, (4) Mr. Santosh Mohandas Khatri in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 2156/2023.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 1030 dated 11-07-236 for Khasra No. 127; Mutation Entry No. 1019 dated 30-09-2022 for Khasra No. 128; Mutation Entry No. 1018 dated 30-09-2022 for Khasra No. 129; Mutation Entry No. 1019 dated 30-09-2022 for Khasra No. 130; Mutation Entry No. 1016 dated 30-09-2022 for Khasra No. 131 and Mutation Entry No. 1016 dated 30-09-2022 for Khasra No. 134 of Mouza – HARDOLI.

(4) Search report for 30 years

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 THOSE Pieces and Parcels of land bearing **Khasra Nos. 127, 128, 129, 130, 131 and 134** of **Mouza – HARDOLI**, Patwari Halka No. 67, having total area of **85600 Sq. Mtrs.** (i.e. **8.56 Hectare R.)**, all held in Bhogwatdar Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**ELITE JASMINE**", situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR.	**Mr. Narendra Shivajirao Wagh,**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **Mr. Narendra Shivajirao Wagh** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of **Mr. Narendra Shivajirao Wagh** on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 17-07-2023

Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extracts of Survey Nos. 127, 128, 129, 130, 131 and 134 issued by Village Officer, Hardoli as on date of application for registration

The name of Mr. Narendra Shivajirao Wagh, is recorded in the 7/12 Extract of **Survey No. 127 of Mouza – HARDOLI**, issued by Village Officer, Hardoli in respect of the property comprising of ALL THAT Piece and Parcel of land bearing **Khasra No. 127** of **Mouza – HARDOLI**, Patwari Halka No. 67, having an area of **1.51 Hectare R.**, Land Revenue Rs. 1.50/-, held in Bhogwatdar Class-1 Rights, situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR AND Mr. Narendra Shivajirao Wagh is recorded in the 7/12 Extracts of **Survey No. 128, 129, 130, 131 and 134 of Mouza – HARDOLI**, issued by Village Officer, Hardoli in respect of the properties comprising of ALL THOSE Pieces and Parcels of land bearing **Khasra No. 128, 129, 130, 131 and 134** of **Mouza – HARDOLI**, Patwari Halka No. 67, having an **area of 0.91 Hectare R.; 1.94 Hectare R.; 1.94 Hectare R.; 1.94 Hectare R. and 0.32 Hectare R.** respectively, Land Revenue Rs. 2.00/-; Rs. 2.00/-; Rs. 2.00/-; Rs. 2.00/- and Rs. 0.90/- respectively, all held in Bhogwatdar Class-1 Rights, situated at Village – Hardoli, within the limits of the Grampanchayat Hardoli in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extracts of Survey No. 127, 128, 129, 130, 131 and 134 issued by Village Officer, Hardoli that vide Mutation Entry /Ferfar Entry No. 1030 dated 11-07-2023 for Khasra No. 127 of Mouza – HARDOLI, the name of Mr. Narendra Shivajirao Wagh is recorded as owner of the said land AND Ferfar Entry / Mutation Entry No. 1019 dated 30-09-2022 for Khasra No. 128; Mutation Entry No. 1018 dated 30-09-2022 for Khasra No. 129; Mutation Entry No. 1019 dated 30-09-2022 for Khasra No. 130; Mutation Entry No. 1016 dated 30-09-2022 for Khasra No. 131 and Mutation Entry No. 1016 dated 30-09-2022 for Khasra No. 134 of Mouza – HARDOLI, the name of Mr. Narendra Shivajirao Wagh, is recorded as sole owner of the said lands.

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

3) Search report for 30 years taken from Sub Registrar Office at Katol.

Khasra No. 127

THAT ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 1.51 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 0.84 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Rights, of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, originally belonged to Mr. Mohammad Ghous Mohammad Ibrahim, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid Mr. Mohammad Ghous Mohammad Ibrahim lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 1.51 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 0.84 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Rights, of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to (1) Mr. Narendra Shivajirao Wagh, (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale and (5) Mr. Santosh Mohandas Khatri, by a Sale Deed dated 07.12.2021, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 4576/2021 on 17.12.2021 and the said Sale Deed is duly consented and signed by (1) Smt. Noorjahan Mohammad Ghous, (2) Mr. Mohammad Afzal Mohammad Ghous, (3) Mr. Mohammad Faijan Mohammad Ghous, (4) Huba Jabin Mohammad Ghous and Ujma Jabin Mohammad Ghous in the capacity of "Consenotrs" called therein and the same is mutated in their names in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale and (5) Mr. Santosh Mohandas Khatri jointly lateron transferred/sold their respective portion out of their aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 126/1/1, having an area of 1.51 Hectare R., Land Revenue Rs. 1.85/- and (b) Khasra No. 127, having an area of 0.84 Hectare R., Land Revenue Rs. 1.50/-, both held in Bhogwatdar Class-1 Rights, of Mouza

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

- HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 16.06.2023, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 2156/2023 on 16.06.2023 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

Khasra No. 131 and 134

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 131, having an area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to Mr. Manish Naresh Jais, being his separate property having purchased the same by him from Mr. Dnyaneshwar Pundlik Satekar, by a Sale Deed Dated 18.11.2015, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3098/2015 on 18.11.2015 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 133, having an area of 0.70 Hectare R., Land Revenue Rs. 1.40/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to Mr. Manish Naresh Jais, being his separate property having purchased the same by him from Mr. Dnyaneshwar Pundlik Satekar, by a Sale Deed Dated 18.11.2015, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3097/2015 on 18.11.2015 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134, having an area of 0.32 Hectare R., Land Revenue Rs. 0.90/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil -

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

Katol and District – NAGPUR, belongs to Mr. Manish Naresh Jais, being his separate property having purchased the same by him from Mr. Rupesh Shankarrao Hirudkar and others, by a Sale Deed Dated 18.11.2015, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3099/2015 on 18.11.2015 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid Mr. Manish Naresh Jais lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) Khasra No. 131, having an area of 1.94 Hectare R., Land Revenue Rs. 2.00/-; (b) Khasra No. 133, having an area of 0.70 Hectare R., Land Revenue Rs. 1.40/- and (c) Khasra No. 134, having an area of 0.32 Hectare R., Land Revenue Rs. 0.90/-, all held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 12.08.2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 3291/2022 on 12.08.2022 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

Khasra No. 128, 129 and 130

THAT ALL THAT Piece and Parcel of Agricultural land admeasuring 0.30 Hectare R. being a portion of the entire land bearing Khasra No. 128, having total area of 0.91 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to Mr. Sadanand Madhavrao Kokate, being his separate property having purchased the same by him from Mr. Vaibhav Gopalrao Palkar, by a Sale Deed Dated 04.09.2019, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3045/2019 on 04.09.2019 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land admeasuring 0.64 Hectare R. being a portion of the entire land bearing Khasra No. 129, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to Mr. Sadanand Madhavrao Kokate, being his separate property having purchased the same by him from Mr. Vaibhav Gopalrao Palkar, by a Sale Deed Dated 04.09.2019, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3043/2019 on 04.09.2019 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land admeasuring 0.64 Hectare R. being a portion of the entire land bearing Khasra No. 130, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to Mr. Sadanand Madhavrao Kokate, being his separate property having purchased the same by him from Mr. Vaibhav Gopalrao Palkar, by a Sale Deed Dated 04.09.2019, which is duly registered in the office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 3044/2019 on 04.09.2019 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid the Owner Mr. Sadanand Madhavrao Kokate lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) the land admeasuring 0.30 Hectare R. being a portion of the entire land bearing Khasra No. 128, having total area of 0.91 Hectare R., Land Revenue Rs. 2.00/-; (b) the land admeasuring 0.64 Hectare R. being a portion of the entire land bearing Khasra No. 129, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/- and (c) the land admeasuring 0.64 Hectare R. being a portion of the entire land bearing Khasra No. 130, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, all held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 12.08.2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 3292/2022 on 12.08.2022 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land admeasuring 1.30 Hectare R. being a portion of the entire land bearing Khasra No. 129, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to (1) Mr. Shirish Ganpatrao Shirke and (2) Smt. Bharti Ravindra Sapkal, as a recorded Joint Owner thereof being their separate property and the same is mutated in their names in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid Joint Owners (1) Mr. Shirish Ganpatrao Shirke and (2) Smt. Bharti Ravindra Sapkal lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land admeasuring 1.30 Hectare R. being a portion of the entire land bearing Khasra No. 129, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 12.08.2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 3293/2022 on 12.08.2022 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land admeasuring 0.61 Hectare R. being a portion of the entire land bearing Khasra No. 128, having total area of 0.91 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to (1) Mr. Mukesh Champaklal Malviya and (2) Mr. Shirish Ganpatrao Shirke, as a recorded joint Owners thereof being their separate property and the same is mutated in their names in all relevant records and also recorded in the 7/12 Extract.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land admeasuring 1.30 Hectare R. being a portion of the entire land bearing Khasra No. 130, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, belongs to (1) Mr. Mukesh Champaklal Malviya and (2) Mr. Shirish Ganpatrao Shirke, as a recorded joint Owners thereof being their separate property and the same is mutated in their names in all relevant records and also recorded in the 7/12 Extract.

THAT, the aforesaid joint Owners (1) Mr. Mukesh Champaklal Malviya and (2) Mr. Shirish Ganpatrao Shirke lateron transferred/sold their aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (a) the land admeasuring 0.61 Hectare R. being a portion of the entire land bearing Khasra No. 128, having total area of 0.91 Hectare R., Land Revenue Rs. 2.00/- and (b) the land admeasuring 1.30 Hectare R. being a portion of the entire land bearing Khasra No. 130, having total area of 1.94 Hectare R., Land Revenue Rs. 2.00/-, all held in Bhogwatdar Class-1 Rights of Mouza - HARDOLI, P.S.K. 67 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hardoli, in Tahsil - Katol and District – NAGPUR, by way of Sale to Mr. Narendra Shivajirao Wagh, by a Sale Deed dated 12.08.2022, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 3294/2022 on 12.08.2022 and the same is mutated in his name in all relevant records and also recorded in the 7/12 Extract.

As a result therefor the aforesaid Mr. Narendra Shivajirao Wagh, has now become an exclusive, absolute and full Owner of the property bearing Khasra No. 127 having an area of 1.51 Hectare R. and Mr. Narendra Shivajirao Wagh has now become an exclusive, absolute and full Owner of the properties bearing Khasra No. 128 having an area of 0.91 Hectare R.; Khasra No. 129 having an area of 1.94 Hectare R.; Khasra No. 130 having an area of 1.94 Hectare R.; Khasra No. 131 having an area of 1.94 Hectare R. and Khasra No. 134 having an area of 0.32 Hectare R. with heritable and transferable rights therein and the same is mutated in their names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid Mr. Narendra Shivajirao Wagh lateron decided to develop the said Piece of lands bearing Khasra Nos. 127, 128, 129, 130, 131 and 134 of Mouza – HARDOLI jointly into Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said Khasra Nos. 127, 128, 129, 130, 131 and 134 by carving out various Plots of different sizes therein and to be known and styled as "**ELITE JASMINE**" and the said layout is finally sanctioned and

ASHWIN R. PATIL
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54, Sawarkar Nagar,
Khamla Road, Nagpur-15

approved by the Assistant Director, Town Planner, Nagpur, vide his letter No. **अंतीम मंजुरी/मौजा हरदोली/ता.काटोल/स.क्र.127,131,134,130, 128,129/ससंनाग/125** Dated 17.01.2023.

THAT, the aforesaid entire land bearing Khasra Nos. 127, 128, 129, 130, 131 and 134 of Mouza – HARDOLI are converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. **प्रस्तुत/वि.प./कावि-49/2023** Dated 24.01.2023 passed in Revenue Case No. 88/NAP-34/Mouza-Hardoli/Katol/2022-23 and directed to Tahsildar, Katol for issued the Sanad regarding non-agricultural permission for residential use.

THAT, in pursuance to the said order, the Tahsildar, Katol has issued the Sanad / परिशिष्ट 'ब' vide its Order Dated 21.04.2023 passed in Revenue Case No. 08/NAP-34/Mouza-Hardoli/2022-23.

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

(i) Sale Deed Dated 07.12.2021 for Khasra No. 127 executed by Mr. Mohammad Ghous Mohammad Ibrahim in favour of (1) Mr. Narendra Shivajirao Wagh, (2) Mr. Surendra Shivajirao Wagh, (3) Mr. Sudhakar Changdeo Wanjari, (4) Mr. Kishor Darshan Talmale, (5) Mr. Santosh Mohandas Khatri, bearing Registered Serial No. 4576/2021.

(ii) Sale Deed Dated 12.08.2022 for Khasra Nos. 131 and 134 executed by Mr. Manish Naresh Jais in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3291/2022.

(iii) Sale Deed Dated 12.08.2022 for land admeasuring 0.30 Hectare R. out of the entire land bearing Khasra No. 128; land admeasuring 0.64 Hectare R. out of the entire land bearing Khasra No. 129 and land admeasuring 0.64 Hectare R. out of the entire land bearing Khasra No. 130 executed by Mr. Sadanand Madhavrao Kokate in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3292/2022.

(iv) Sale Deed Dated 12.08.2022 for land admeasuring 1.30 Hectare R. out of the entire land bearing Khasra No. 129 executed by (1) Mr. Girish Ganpatrao Shirke and (2) Smt. Bharti Ravindra Sapkal in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3293/2022.

(v) Sale Deed Dated 12.08.2022 for land admeasuring 0.61 Hectare R. out of the entire land bearing Khasra No. 128 and land admeasuring 1.30 Hectare R. out of the entire land bearing Khasra No. 130 executed by (1) Mr. Mukesh Champaklal Malviya and (2) Mr. Shirish Ganpatrao Shirke in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 3294/2022.

(vi) Sale Deed Dated 16.06.2023 for Khasra No. 127 alongwith other land executed by (1) Mr. Surendra Shivajirao Wagh, (2) Mr. Sudhakar Changdeo Wanjari, (3) Mr. Kishor Darshan Talmale, (4) Mr. Santosh Mohandas Khatri in favour of Mr. Narendra Shivajirao Wagh, bearing Registered Serial No. 2156/2023.

(vii) Layout Plan Sanctioned Dated 17.01.2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(viii) Non Agricultural (Residential) Order Dated 24.01.2023 and Sanad Dated 21.04.2023.

THAT all the aforesaid documents produced before by Mr. Narendra Shivajirao Wagh 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 Khasra Nos. 127, 128, 129, 130, 131 and 134 of Mouza – HARDOLI in Tahsil – Katol and District – Nagpur for the period of 30 (Thirty) Years vide GRN No. MH005286842202324E dated 17-07-2023.

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 : 17-07-2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN
MTR Form Number-6

GRN	MH005286842202324E	BARCODE	Date	17/07/2023-12:16:40	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	KTL_KATOL 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
		Premises/Building	
		Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

search fee of Kh. Nos. 127 128 129 130 131 and 134 Mouza Hardoli Tahsil Katol Dist. Nagpur

Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572023071774939	IK0CIVOCT6
Bank Date	RBI Date	17/07/2023-12:24:17	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822936551

Department ID :

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 17-07-2023 12:17:30