Mrs. Aruna Kshirsagar
ADVOCATE
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FORMATE – A
(Circular 28/2021)

To
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Non Agricultural land Adm. 4000 Sq. Mtrs., held in Class 1 right out of Khasara No. 40/2/1, Mouza Beltarodi, PH No. 38 Tah. Nagpur Rural Dist., Nagpur, hereinafter referred as the said Plot

I have investigated the title of the said Plot on the request of M/s Maharshee Builders, a partnership firm through Partner Avinash Manoharrao Tarpe

1. Description of the property- All that piece and parcel of Non Agricultural land Adm. 4000 Sq. Mtrs., held in Class 1 right out of Khasara No. 40/2/1, Mouza Beltarodi, PH No. 38 Tah. Nagpur Rural Dist., Nagpur bounded as follows –

East – Survey No. 39, 59 & 58
West- Survey No. 41
North – Survey No. 40/2
South – Survey No. 40/1

2. The documents of ownership of plot.-

1. Certified copy of Sale Deed No. 4755 dt.27.9.2006 executed by Shanti Construction Company through Managing Director Prabhakar Jagannath Pardhi in favour of R. Rana Developers & Builders through Directors Ravikumar Gangadhar Rana & Premji Narayan Patle. (Survey No. 40/2 Adm. 0.40.5 HR out of total 0.81 HR)
2. Photocopy of NA order dt.27.4.2007 issued by Collector Nagpur in Revenue Case No. 1146/NAP-34/2006-2007 in the name of R. Rana Developers & Builders.
3. Original Sale Deed No. 1121 dt.25.2.2008 executed by Ravikumar Gangadhar Rana & Premjit Narayan Patle in favour of Kesar Impex (India) Pvt. Ltd., through constituted Attorney Yash Gopal Gupta. (Mouza Beltarodi, Survey No. 40/2, Adm. 0.40.5R)

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

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4. Original Order No. 209/NAP-34/2018-19 issued by Collector Nagpur U/s 42 of Maharashtra Land Revenue Code 1966 diverting land to NA use.
5. Original Sale Deed No. 11307 dt.22.7.2021 executed by Kesar Impex (India) Pvt. Ltd., through Sachin Gopal Gupta in favour of M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe.
6. Original Development Agreement No. E.E./NMRDA/DPC/Agree/795 dt.29.11.2022 between Nagpur Metropolitan Region Development Authority and Maharshee Builders through Partner Avinash Manoharrao Tarpe.
7. Original Layout map sanctioned by Nagpur Metropolitan Region Development Authority.
8. Online copy of 7/12 Extract in the name of M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe.

3. Search report for 15 years from 2009 to 2023

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 Owner is clear , marketable and without any encumbrance.

Owner of the land
M/s Maharshee Builders, a partnership firm through Partner Avinash Manoharrao Tarpe

The report reflecting the flow of the title of the owner of the said land is enclosed herewith as annexure.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

Encl : Annexure
Date : 11.4.2023
Nagpur

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FORMATE - A

(Circular No :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 extract as on date of application – Attached with the report
2) Mutation Entry No.
3) Search report for 15 years from 2009 to 2023 taken from Sub-Registrar office at
4) Any other relevant title – Not found
5) Litigations if any – Not found.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

Date : 11.4.2023

Nagpur

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