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PANAL ADVOCATE : ● Shyamrao Vithal Co-op. Bank Ltd. ● Allahabad Bank ● The Chitanvispura Sahakari Bank Ltd. Nagpur ● Shikshak Sahakari Bank Ltd. Nagpur ● Pusad Urban Co-op. Bank Ltd. ● Shriram Finance Ltd. ● The Nagpur Mahanagar Palika Karmchari Sahakari Bank Ltd. ● The Bandhan Bank Ltd. ● Bharti Maind Nagari Sahakari Patsanstha Ltd. Pusad ● Gandhibagh Sahakari Bank Ltd. ● Godawari Nanded Multi State Co-op. Society Ltd ● Prajwal Credit Co-op. Society ● The Yavatmal Urban Co-op. Bank Ltd. ● Nirmal Ujwal Co-op. Society Ltd., Nagpur

Ref. No. ..... *Date* ....**29.08.2023**.....

Format A

(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **New Survey Number 50/1D, P H No. 06,** admeasuring 5300 Sq Mt situated at Mouza **Digdoh /Hingna** Taluka/District**Nagpur** (hereinafter referred as the said plot"_____").

I have investigated the title of the said plot on the request of **Neevstone Builders (Association of Persons between Mahavir Trilokchand Dhanecha, Aditya RanjendraSancheti and Rajendra Kisanlal Sancheti)** and following documents i.e.:

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1) Description of the property.

All That Piece and Parcel of Non-Agricultural land bearing Survey No. **50/1 old, 50/1D New**, Khate no 10618, P.H no. 06, Jama Rs. 3.60 Annual, with Occupant Class I Bhumiswami Rights, Mauja**Digdoh**, Situated at Digdoh, Hingna Tahsil Hingna and Dist Nagpur, Admeasuring about **0.53 Hect R (or 1.36 Acer)**, **out of 0.56 Hect R,** Togetherwith present and future construction theiron, Within the limits of Tahsil Hingna Dist. Nagpur.

Boundaries are as follows:

EAST	;-.	Road.
WEST	;-	Portion of Khasra no 50/1, Arun and Girish Sharma Share.
NORTH	;-	Road
SOUTH	;-	Portion of Khasra no 50/1, Vijay Kumar Sharma Share.

2) The documents of allotment of plot.

A. Photo Copy of Registered Agreement to Sale, ExecutedBy Shri. Shailendra madanlal Varma, in favor of Shri. Rajendra Kisanlal Sancheti, Shri. Mahavir Trilokchand Dhanecha and Shri. Aditya Rajendra Sancheti dated 02.08.2013.

B.Photo Copy of Registered Sale Deed, Executed by Shri. Shailendra Madanlal Varma, in favor of Shri. Rajendra Kisanlal Sancheti, Shri. Mahavir Trilokchand Dhanecha and Shri. Aditya Rajendra Sancheti dated 10.06.2014.

C.Photo Copy of Association of Persons for Development f land Executed in between Shri. Rajendra Kisanlal Sancheti, Shri. Mahavir Trilokchand Dhanecha and Shri. Aditya Rajendra Sancheti dated 30.10.2019.

D. Photo Copy of Development Permission in respect of the said land by MHADA dated 18.01.2022.

E. Photo copy of 7/12 in favour of Shri. Rajendra KisanlalSancheti, Shri. Mahavir Trilokchand Dhanecha and Shri. Aditya Rajendra Sancheti 16.11.2021

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3) 7 /'12 extract or property card issued byHingna, Nagpur dated 16.11.2021, mutation entry no**949, 3813, 3528, 2606.**

4) Search report for 30 years from**1993** till **2023**.

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 **Neevstone Builders (Association of Persons between Mahavir Trilokchand Dhanecha, Aditya RanjendraSancheti and Rajendra Kisanlal Sanchetiis clear,** marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. **New Survey Number 50/1D, P H No. 06**, admeasuring 5300 Sq Mt situated at Mouza **Digdoh /Hingna** Taluka /District**Nagpuris Neevstone Builders (Association of Persons between Mahavir Trilokchand Dhanecha, Aditya RanjendraSancheti and Rajendra Kisanlal Sancheti.**
2. Qualifying comments/remarks if any**NA**

3/- The report reflecting the flow of the title of the **Neevstone Builders (Association of Persons between Mahavir Trilokchand Dhanecha, Aditya RanjendraSancheti and Rajendra Kisanlal Sancheti** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date 16.11.2021of application for registration.

2) Mutation Entry No: **949, 3813, 3528, 2606.**

3) Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar' office at Hingna, Nagpur.

4) Any other relevant title: NA

5) Litigations if any: NA

Date: Advocate. (Stamp)

Flow Of The Title Of The Said Land (30 Years)

That said land bearing Kh. No. 50 old, 50/1 New, Admeasuring about 2.66 H.R. Was an agricultural Land And is Owned By Smt. Nirmaladevi Dattaraya Kulkarni, Shri. Subhash Dattatraya Kulkarni and Shri. Shashank Dattatrraya Kulkarni and Similarly they has mutated their name in the Records. Thereafter, said owner Smt. Nirmaladevi Dattaraya Kulkarni, Shri. Subhash Dattatraya Kulkarni and Shri. Shashank Dattatrraya Kulkarni, wants to sale this Agriculture Land so for the same they executed sale deed at book no 1, serial No. 949,(Chha) dt. 18.06.1962, in favour of Shri RikhabchandKalyanmalji Sharma, before Sub Registrar Nagpur-1. That, after the execution of sale deed Shri RikhabchandKalyanmalji Sharma, mutate his name as a owner in the record of Revenue.

Thereafter, said owner Shri RikhabchandKalyanmalji Sharma, executed his last will dt. 01.04.1994, wherin he bequeathed the portion of land admeasuring about 0.56 Hect R to his Son Shri AnilkimarRikhabchand Sharma and on his death on 02.01.2002, his Son **Shri Anilkumar Rikhabchand Sharma,** became the sole and absolute owner of the above mentioned Land, and similarly, he mutate his name as a owner in the record.

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Thereafter, said owner **Shri Anilkumar Rikhabchand Sharma** wants to sale this Agriculture Land so for the same he executed sale deed at Serial No. 3813/2009 dt 27.08.2009 in favour of **Shri Shailendra Madanlal Varma**, before sub Registrar Hingna. That, after the execution of sale deed **Shri Shailendra Madanlal Varma**, mutate his name as a owner in the record.

Thereafter, said owner **Shri Shailendra Madanlal Varma**, along with other owners of the land Admeasuring about 2.66 Hect R applied for partition to the Tehsildar Hingnanad Similarly, by order Vide Ra.Ma.kramank 04/ S.R.V – 43/2013-2014, dt. 22.05.2014, received his share of land Admeasuring about 0.56 Hect R, but as per the K Prat, said Land finally Admeasuring about 0.53 H.R. as per the said order.

Thereafter, said owner **Shri Shailendra Madanlal Varma** wants to sale this Agriculture Land so for the same he executed Agreement to Sale at Serial No. 3528 dt 02.08.2013 in favour of **Shri. Rajendra Kishanlal Sancheti, 2) Shri. Mahavir Trilokchand Dhanecha and 3) Shri Aditya Rajendra Sancheti**, before sub RegistrarHingna. That, at the time of said Agreement to sale purchaser paid necessary stamp duty and registration charges.

Thereafter, at the time of possession said owner **Shri Shailendra Madanlal Varma,** executed Sale deed on 100 Rs. Stamp paper, at Serial No. 2606/2014 dt 10.06.2014 in favour of **Shri. Rajendra Kishanlal Sancheti, 2) Shri. Mahavir Trilokchand Dhanecha and 3) Shri Aditya Rajendra Sancheti**, before sub RegistrarHingna. That, after the execution of sale deed **Shri. Rajendra Kishanlal Sancheti, 2) Shri. Mahavir Trilokchand Dhanecha and 3) Shri Aditya Rajendra Sancheti**, mutate their name as a owner in the record of Revenue.

Thereafter, said owners **Shri. Rajendra Kishanlal Sancheti, 2) Shri. Mahavir Trilokchand Dhanecha and 3) Shri Aditya Rajendra Sancheti**, executed Associations of person, as per their shares for under the name and styled as "NEEVSTONE BUILDERS", Dt. 30.10.2019, in between them for the development of said land.

Thereafter, said Developer NEEVSTONE BUILDERS, applied for the Development of said land under Pradhan Mantri Awas Yojna, through MHADA, so subsequently said MHADA issued the Letter of Intimation of Various Charges, vide No. E.E./B.P/P.M.A.Y/F-6, in favour of said Neevstone Builders.

Thereafter, said authority MHADA through Building department issued Permission for Development under the said scheme, vide their letter No. Ja.Kr.Ka/A/Ban/P/PMAY/39/2022, dt.

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27.07.2022, and also sanctioned Building plan. But the Building permit No. is not Visible by me so Bank authority shall take Visibal Building plan and Permit from the said owners.

Thereafter, said owners executed Deed of Declaration at serial No. 5538/2022, dt. 14.09.2022, in respect of said proposed Buiding, before Sub Registrar hingna. And now **Shri. Rajendra Kishanlal Sancheti, 2) Shri. Mahavir Trilokchand Dhanecha and 3) Shri Aditya Rajendra Sancheti**, are the absolute owner of above mentioned property.

Date:

Advocate. (Stamp)

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