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

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

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 THAT Piece and Parcel of land bearing **Khasra No. 1051** of **Mouza – KATOL**, Patwari Halka No. 44, having an area of **2.57 Hectare R.** (i.e. 25700 Sq. Mtrs.), Rental Rs. 10/-, held in Occupancy Class-1 Rights TOGETHERWITH the Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**ROYAL CITY**", situated at Katol, within the limits of the Nagarparishad Katol 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 M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 1051** of **Mouza – KATOL**, Patwari Halka No. 44, having an area of **2.57 Hectare R.** (i.e. 25700 Sq. Mtrs.), Rental Rs. 10/-, held in Occupancy Class-1 Rights TOGETHERWITH the Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**ROYAL CITY**", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 1051** :- ON THE EAST – JAMB RIVER, ON THE WEST – KHASRA NOS. 14 & 15, ON THE NORTH – KHASRA NOS. 1052 & 16, ON THE SOUTH – JAMB RIVER.

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(2) The Document of allotment of land :- Sale Deed dated 07-10-2023 for Khasra No. 1051 executed by (1) Mr. Shailesh Bapurao Kadu, (2) Mrs. Nilima Bhushan alias Bhushanrao Shingne, (3) Mrs. Nisha Anil alias Anilrao Bhoyar and (4) Smt. Kusum alias Madhuri Bapurao Kadu in favour of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 3777/2023 on 07-10-2023.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 27529 dated 07-11-2022.

(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 THAT Piece and Parcel of land bearing **Khasra No. 1051** of **Mouza – KATOL**, Patwari Halka No. 44, having an area of **2.57 Hectare R.** (i.e. 25700 Sq. Mtrs.), Rental Rs. 10/-, held in Occupancy Class-1 Rights TOGETHERWITH the Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**ROYAL CITY**", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.	M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee

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

In accordance with the available search from the online portal the Title of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 12.07.2023

Ashwin Patil
Advocate

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Khamla Road, Nagpur-15

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 1051 issued by Competent Authority, Katol as on date of application for registration

The name of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee is recorded in the 7/12 Extract of **Khasra No. 1051** of **Mouza – KATOL**, Patwari Halka No. 44, having an area of 2.57 Hectare R. (i.e. 25700 Sq. Mtrs.), Rental Rs. 10/-, held in Occupancy Class-1 Rights, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 1051 issued by Competent Authority, Katol that vide Mutation Entry /Ferfar Entry No. 27529 dated 07-11-2022 for Khasara No. 1051 the name of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee is recorded as owner of the said land.

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

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 1051 of Mouza – KATOL, Patwari Halka No. 44, having an area of 2.57 Hectare R., Rental Rs. 10/-, held in Bhogwatdar Class-1 Rights, Khate No. 50 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol, within the limits of the Nagar Parishad Katol in Tahsil – Katol and District – NAGPUR, originally belonged to Smt. Manjulabai Krushnarao Kadu as recorded owner thereof being her ancestral property.

THAT the aforesaid Smt. Manjulabai Kadu left for heavenly abode and consequent upon her death, her aforesaid property devolved upon only son namely Mr. Bapurao Krushnarao Kadu and only daughter namely Subhadrabai Krushnarao Kadu by way of intestate succession being only heirs of the deceased.

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THAT the aforesaid Mr. Bapurao Krushnarao Kadu left for heavenly abode on 05.08.1993 and consequent upon his death, his undivided share in the aforesaid property devolved upon his widow namely Smt. Kusum alias Madhuri Bapurao Kadu, only son Mr. Shailesh Bapurao Kadu and two married daughters namely (1) Mrs. Nilima Bhushan Shingne & (2) Mrs. Nisha Anil Bhoyar by way of intestate succession being only heirs of the deceased.

THAT the aforesaid Subhadrabai Krushanrao Kadu lateron gifted her undivided 50% share in the aforesaid property bearing Khasra No. 1051 by way of Gift to Mr. Shailesh Bapurao Kadu, by a Gift Deed Dated 29.05.2013, which is duly registered in the Office of the Sub Registrar, Katol in Book No. 1 at Sr. No. 1580/2013 on even date.

THAT the aforesaid (1) Mr. Shailesh Bapurao Kadu, (2) Mrs. Nilima Bhushan alias Bhushanrao Shingne, (3) Mrs. Nisha Anil alias Anilrao Bhoyar and (4) Smt. Kusum alias Madhuri Bapurao Kadu jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 1051 of Mouza – KATOL, Patwari Halka No. 44, having an area of 2.57 Hectare R., held in Bhogwatdar Class-1 Rights, Rental Rs. 10/-, Khate No. 50 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Katol, within the limits of the Nagar Parishad Katol, in Tahsil – Katol and District – NAGPUR, by way of Sale to M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee, by a Sale Deed Dated 07-10-2023, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 3777/2023 on 07-10-2023. As a result therefore the aforesaid M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee jointly have now become full Joint Owners of the said property bearing Khasra No. 682 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid Owner M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee lateron decided to develop the said Khasra No. 1051 into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly it has prepared the proposed Layout Plan of the said Khasra No. 1051 by

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carving out various Plots of different sizes therein and to be known and styled as "**ROYAL CITY**".

THAT, the said layout is finally sanctioned and approved by the Planning Authority and Chief Executive Officer, Municipal Council, Katol, vide his letter No. नपका/नरवि/अभि.मंजुरी/स.क्र.1051/491/2023 Dated 15-05-2023.

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

(i) Copy of 7/12 Extracts of Khasra No. 1051.

(ii) Copy of Sale Deed dated 07-10-2023 for Khasra No. 1051 executed by (1) Mr. Shailesh Bapurao Kadu, (2) Mrs. Nilima Bhushan alias Bhushanrao Shingne, (3) Mrs. Nisha Anil alias Anilrao Bhoyar and (4) Smt. Kusum alias Madhuri Bapurao Kadu in favour of M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 3777/2023 on 07-10-2023.

(iii) Copy of Layout Sanctioned Letter and Plan dated 15-05-2023 for Khasra No. 1051.

THAT all the aforesaid documents produced before by M/s TARMAL INFRA acting through its Partners (1) Mr. Mustafa Zoeb Bhai Gulzar, (2) Mr. Yousuf Hasanali Bahrainwala and (3) Mr. Zoher Zahid Husain Saifee 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 No. 1051 of Mouza - Katol in Tahsil – Katol and District – Nagpur for the period of 30 (Thirty) Years.

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 : 12.07.2023

Ashwin Patil
Advocate

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

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CHALLAN
MTR Form Number-6

GRN	MH005055236202324E	BARCODE		Date	12/07/2023-12:00:51	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 One Time	**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
		Remarks (If Any)	Search Fee of Khasra No. 1051 Mouza Katol Tahsil Katol District Nagpur
		Amount In Words	Three Hundred Seventy Five Rupees Only

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

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023071222001	IK0CIPJRU3
Cheque/DD No.		Bank Date	RBI Date	12/07/2023-12:24:01	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

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