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 Non Agriculture land bearing **Khasra No. 59/1/B**, having an area of 2.02 Hectare R., Land Revenue Rs. 6.55/- and land admeasuring 0.7475 Hectare R., Land Revenue Rs. 2.86/-, being a portion of the entire land bearing **Khasra No. 59/2** thus total admeasuring 2.7675 Hectare R., out of which **Plotable /saleable area of the both land is 27324.09 Sq. Mtrs. (i.e. 2.732409 Hectare R.),** both held in Occupancy Class-1 Rights, Khate No. 768 of **Mouza – LONARA**, Patwari Halka No. 12A TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**MORYA PARK-3**", situated at Village - Lonara, within the limits of the Grampanchayat Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agriculture land bearing **Khasra No. 59/1/B**, having an area of 2.02 Hectare R., Land Revenue Rs. 6.55/- and land admeasuring 0.7475 Hectare R., Land Revenue Rs. 2.86/-, being a portion of the entire land bearing **Khasra**

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No. 59/2 thus total admeasuring 2.7675 Hectare R., out of which **Plotable /saleable area of the both land is 27324.09 Sq. Mtrs. (i.e. 2.732409 Hectare R.),** both held in Occupancy Class-1 Rights, Khate No. 768 of **Mouza – LONARA**, Patwari Halka No. 12A TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**MORYA PARK-3**", situated at Village - Lonara, within the limits of the Grampanchayat Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 59/1/B** :- ON THE EAST – KHASRA NO. 59/2, ON THE WEST – KHASRA NOS. 59/1/A & 61, ON THE NORTH – KHASRA NOS. 61 & 64, ON THE SOUTH – KHASRA NOS. 47 & 56 and **BOUNDARIES OF KHASRA NO. 59/2 (PART)** :- ON THE EAST – REMAINING PORTION OF KHASRA NO. 59/2, ON THE WEST – KHASRA NO. 59/1/B, ON THE NORTH – KHASRA NO. 64, ON THE SOUTH – KHASRA NO. 56.

(2) The Document of allotment of land :- (a) Sale Deed dated 04-01-2023 for Khasra No. 59/1/B executed by (1) Mr. Chandramani Gulab Jamgade, (2) Smt. Sunita Mukesh Lokhande, (3) Smt. Kumud Shivaji Jamgade, (4) Mr. Manthan Shivaji Jamgade & (5) Mr. Sanket Shivaji Jamgade in favour of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 109/2023 on 04-01-2023. (b) Sale Deed dated 04-01-2023 for the land admeasuring 0.7475 Hectare R. comprising Western Portion out of the entire land Khasra No. 59/2 executed by (1) Smt. Suman Devrao Yewale and (2) Smt. Niranjana Devkant Fale in favour of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 111/2023 on 04-01-2023.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 1401 dated 08-02-2023 for Khasra No. 59/1/B and Mutation Entry No. 1402 dated 08-02-2023 for Khasra No. 59/2 (part).

(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.

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

Owners of the land

ALL THAT Piece and Parcel of Non Agriculture land bearing **Khasra No. 59/1/B**, having an area of 2.02 Hectare R., Land Revenue Rs. 6.55/- and land admeasuring 0.7475 Hectare R., Land Revenue Rs. 2.86/-, being a portion of the entire land bearing **Khasra No. 59/2** thus total admeasuring 2.7675 Hectare R., out of which **Plotable /saleable area of the both land is 27324.09 Sq. Mtrs. (i.e. 2.732409 Hectare R.),** both held in Occupancy Class-1 Rights, Khate No. 768 of **Mouza – LONARA**, Patwari Halka No. 12A TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**MORYA PARK-3**", situated at Village - Lonara, within the limits of the Grampanchayat Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR.	**M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat

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

In accordance with the available search from the online portal the Title of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 09.08.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-1.

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra Nos. 59/1/B and 59/2 issued by Village Officer, Lonara as on date of application for registration

The name of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat is recorded in the 7/12 Extract of the land bearing **Khasra No. 59/1/B**, having an area of **2.02 Hectare R., Land Revenue Rs. 6.55/-** and the land containing by **admeasurements 0.7475 Hectare R.**, Land Revenue Rs. 2.86/- comprising Western Portion out of the entire land bearing **Khasra No. 59/2**, having total area of 1.67 Hectare R., **thus total area of the both land is 2.7675 Hectare R. (i.e. 27675 Sq. Mtrs.),** both held in Occupancy Class-1 Rights, Khate No. 768 of **Mouza – LONARA**, Patwari Halka No. 12A, situated at Village – Lonara, within the limits of the Grampanchayat Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra Nos. 59/1/B and 59/2 issued by Village Officer, Lonara that vide Mutation Entry /Ferfar Entry No. 1401 dated 08-02-2023 for Khasara No. 59/1/B and Mutation Entry No. 1402 dated 08-02-2023 for Khasra No. 59/2, the name of **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat is recorded as owner of the said lands.

3) Search report for 30 years taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 59/1/B and 59/2, having an area of 2.02 Hectare R. and 1.67 Hectare R. respectively, land Revenue Rs. 6.55/- and Rs. 6.38/- respectively, both held in Occupancy Class-1 Rights of Mouza – LONARA, Patwari Halka No. 12A 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 - Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belongs to Mr. Gulab Bala Jamgade, as a recorded Owner thereof being his separate properties and the same is mutated in his name in all relevant records.

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THAT the said Mr. Gulab Bala Jamgade left for heavenly abode on 17-05-2008 and consequent upon his demise/death, his aforesaid properties devolved upon his widow Smt. Nimunabai Gulab Jamgade, three Sons namely (1) Mr. Shivaji Gulab Jamgade, (2) Mr. Chandramani Gulab Jamgade & (3) Mr. Devidas Gulab Jamgade and three Daughters namely (1) Smt. Suman Devrao Yewale, (2) Smt. Niranjanabai Devkant Fale & (3) Smt. Sunitabai Mukesh Lokhande jointly by way of intestate succession being only heirs of the deceased.

THAT in the mean time the aforesaid Smt. Nimunabai Gulab Jamgade left for heavenly abode on 19-09-2018 and names of her legal heirs are already recorded in the said lands thus her name was deleted in the Revenue Records.

THAT the aforesaid Co-owner Mr. Shivaji Gulab Jamgade left for heavenly abode on 02-02-2021 and consequent upon his demise/death, his undivided share in the aforesaid properties devolved upon his widow Smt. Kumud Shivaji Jamgade and two Sons namely (1) Mr. Manthan Shivaji Jamgade & (2) Mr. Sanket Shivaji Jamgade jointly by way of intestate succession being only heirs of the deceased.

THAT the aforesaid joint Owners namely (1) Mr. Chandramani Gulab Jamgade, (2) Mr. Devidas Gulab Jamgade, (3) Smt. Suman Devrao Yewale, (4) Smt. Niranjanabai Devkant Fale, (5) Smt. Sunitabai Mukesh Lokhande, (6) Smt. Kumud Shivaji Jamgade, (7) Mr. Manthan Shivaji Jamgade and (8) Mr. Sanket Shivaji Jamgade jointly lateron partition their aforesaid property bearing Khasra Nos. 59/1/B and 59/2, having an area of 2.02 Hectare R. and 1.67 Hectare R. respectively, land Revenue Rs. 6.55/- and Rs. 6.38/- respectively, both held in Occupancy Class-1 Rights of Mouza – LONARA, Patwari Halka No. 12A 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 - Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR in between them by executing a Deed of Partition dated 17-08-2022 and the said Partition Deed submitted to the Nayab Tahsildar, Nagpur (Rural) for sub-division and their respective separate possession of the aforesaid properties.

THAT accordingly, considering their request, the Nayab Tahsildar, Nagpur (Rural) vide its Order Dated 11-11-2022 passed in Revenue Case No. 01/SRV-43/2022-2023 of Mouza – Lonara, P. H. No. 12A, the land admeasuring 0.9225 Hectare R. comprising Eastern Portion out of the land bearing Khasra No. 59/2, having total area of 1.67 Hectare R. allotted to the exclusive share of Mr. Devidas Gulab Jamgade (Party No. 1) absolutely

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forever having heritable transferable rights therein. In the like manner, as per said Order, the land admeasuring 0.7475 Hectare R. comprising Western Portion out of the land bearing Khasra No. 59/2, having total area of 1.67 Hectare R. allotted to the exclusive share of (1) Smt. Suman Devrao Yewale and (2) Smt. Niranjanabai Devkant Fale (Party No. 2) absolutely forever having heritable transferable rights therein. In the like manner, as per said Order, the land admeasuring 1.0975 Hectare R. comprising Eastern Portion out of the land bearing Khasra No. 59/1/B, having total area of 2.02 Hectare R. allotted to the exclusive share of (1) Mr. Chandramani Gulab Jamgade and (2) Smt. Sunitabai Mukesh Lokhande (Party No. 3) absolutely forever having heritable transferable rights therein and the land admeasuring 0.9225 Hectare R. comprising Western Portion out of the land bearing Khasra No. 59/1/B, having total area of 2.02 Hectare R. allotted to the exclusive share of (1) Smt. Kumud Shivaji Jamgade, (2) Mr. Sanket Shivaji Jamgade and (3) Mr. Mathan Shivaji Jamgade (Party No. 4) absolutely forever having heritable transferable rights therein.

THAT the aforesaid joint Owners (1) Mr. Chandramani Gulab Jamgade, (2) Smt. Sunitabai Mukesh Lokhande, (3) Smt. Kumud Shivaji Jamgade, (4) Mr. Sanket Shivaji Jamgade and (5) Mr. Mathan Shivaji Jamgade jointly lateron transferred/sold their aforesaid property bearing Khasra No. 59/1/B of Mouza – LONARA, Patwari Halka No. 12A, having an area of 2.02 Hectare R., Land Revenue Rs. 6.55/-, held in Occupancy Class-1 Rights 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 - Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Ramdegi Land Developers acting through its Proprietor Mr. Moreshwar Narayanrao Bhagat, by a Sale Deed Dated 04-01-2023, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 109/2023 on 04-01-2023.

THAT in the like manner the aforesaid (1) Smt. Suman Devrao Yewale and (2) Smt. Niranjanabai Devkant Fale jointly lateron transferred/sold their undivided portion land admeasuring 0.7475 Hectare comprising Western Portion out of the aforesaid entire property bearing Khasra No. 59/2 of Mouza – LONARA, Patwari Halka No. 12A, having total area of 1.67 Hectare R., Land Revenue Rs. 6.38/-, held in Occupancy Class-1 Rights 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 - Lonara, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Ramdegi Land Developers acting through its Proprietor Mr. Moreshwar Narayanrao

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Bhagat, by a Sale Deed Dated 04-01-2023, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 111/2023 on 04-01-2023.

THAT as a result therefore the aforesaid M/s Ramdegi Land Developers acting through its Proprietor Mr. Moreshwar Narayanrao Bhagat has now become full Owner of the property bearing Khasra No. 59/1/B, admeasuring 2.02 Hectare R. and the land admeasuring 0.7475 Hectare R. being Western Portion out of the entire land bearing Khasra No. 59/2 with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid M/s Ramdegi Land Developers acting through its Proprietor Mr. Moreshwar Narayanrao Bhagat lateron decided to develops the said Khasra No. 59/1/B, admeasuring 2.02 Hectare R. and the land admeasuring 0.7475 Hectare R. being Western Portion out of the entire land bearing Khasra No. 59/2 jointly 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. 59/1/B, admeasuring 2.02 Hectare R. and the land admeasuring 0.7475 Hectare R. being Western Portion out of the entire land bearing Khasra No. 59/2 jointly by carving out various Plots of different sizes therein and to be known and styled as "**MORYA PARK-3**" and the said layout is duly sanctioned and approved by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur, vide its Letter No. E.E./NMRDA/8669 dated 01-08-2023.

THAT, the aforesaid entire land bearing Khasra No. 59/1/B and part of Khasra No. 59/2, having total area of 2.7675 Hectare R. of Mouza – LONARA are converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 04-08-2023 passed in Revenue Case No. 05/NAP-34/2023-2024.

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

(i) Latest 7/12 Extracts of Khasra No. 59/1/B and 59/2.

(ii) Copy Sale Deed dated 04-01-2023 for Khasra No. 59/1/B executed by (1) Mr. Chandramani Gulab Jamgade, (2) Smt. Sunita Mukesh Lokhande, (3) Smt. Kumud Shivaji Jamgade, (4) Mr. Manthan Shivaji Jamgade & (5) Mr. Sanket Shivaji Jamgade in favour of M/s Ramdegi Land Developers acting its Proprietor Mr. Moreshwar Narayanrao Bhagat, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 109/2023 on 04-01-2023.

(iii) Copy of Sale Deed dated 04-01-2023 for the land admeasuring 0.7475 Hectare R. comprising Western Portion out of the entire land Khasra No.

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59/2 executed by (1) Smt. Suman Devrao Yewale and (2) Smt. Niranjana Devkant Fale in favour of M/s Ramdegi Land Developers acting its Proprietor Mr. Moreshwar Narayanrao Bhagat, which is duly registered in the Office of the Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Sr. No. 111/2023 on 04-01-2023

(iv) Non Agricultural Order Dated 04-08-2023.

(v) Layout Sanctioned Letter and Layout Plan dated 01-08-2023.

THAT all the aforesaid documents produced before by **M/s Ramdegi Land Developers** acting its Proprietor Mr. Moreshwar Narayanrao Bhagat 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. 59/1/B and 59/2 of Mouza – Lonara in Tahsil – Nagpur (Rural) and District – Nagpur for the period of 30 (Thirty) Years vide Challan GRN No. MH006451689202324E dated 09.08.2023.

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 : 09.08.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-1.

CHALLAN

MTR Form Number-6

GRN	MH006451689202324E	BARCODE		Date	09/08/2023-16:03:42	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	Adv Ashwin Patil
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No. Premises/Building**	Plot No. 54
Account Head Details	**Amount In Rs.**	**Road/Street**	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee 30 Years of Khasra No. 59/1/B and 59/2 Part Mouza Lonara Tah Nagpur Rural Dist Nagpur
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023080934096	IK0CKBMEY2
Cheque/DD No.		Bank Date	RBI Date	09/08/2023-16:24:07	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 .

Print Date 09-08-2023 04:07:27