Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B, Umred Road, Dighori, Nagpur-440009.

Mob. : 7385182509

To,
MAHARERA,
MUMBAI.

Dated 30-10-2023

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 255 OF MOUZA-JAMTHA, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said Land/Plot on the request of **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42 having an area of 1.54 Hectors, Rental Rs. 1.71 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR and bounded as under:-

ON THE EAST	-	**BY KH. NO. 254,**
ON THE WEST	-	**BY KH. NOS. 256/A AND 256,**
ON THE NORTH	-	**BY KH. NO. 280,**
ON THE SOUTH	-	**BY KH. NOS. 250 AND 251.**

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	27-01-2022	Sale Deed	Original	618-2022
2	01-10-2022	7/12 Extract	Original	

Adv. Yogesh S. Gonnade Advocate Nagpur

3. 7/12 extract issued by Tahsildar shows the mutation of the owners.

4. Search report for 13 years from 2011 to 2023 vides GRN No. MH010268185202324P.

Contd. ...

5. 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 **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed**, clear, marketable and without any encumbrance.

Owners of the land

1) **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** of **Kh. No. 255.**

2) The report reflecting the flow of the title of the **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** on the said Land/Plot is enclosed herewith as annexure.

Encl: - Annexure



DATED 30-10-2023
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)

CHALLAN
MTR Form Number-6

GRN	MH010268185202324P	BARCODE		Date	30/10/2023-15:10:54	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV YOGESH S GONNADE
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	34 RAMKRUSHNA NAGAR B
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	UMRED ROAD
		Area/Locality	DIGHORI NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	MOUZA JAMTHA KH NO 255 AREA 1.54 HECTORS P H NO 42
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023103005756	4095719076838
Cheque/DD No.		Bank Date	RBI Date	30/10/2023-15:11:23	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7385182509

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.

V. Yogesh S. Gonnade Nagpur

Print Date 30-10-2023 03:11:53

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

= **RESI:** Plot No. 34, Ramkrushna Nagar-B, Umred Road, Dighori, Nagpur-440009.
=

Mob. : 7385182509

FLOW OF THE TITLE OF THE SAID LAND

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, Originally was owned and possessed by Shri. Sadu Dhage, as per Records of Rights of 1954-55 Jama Bandi as a recorded Owner thereof, being his separate property.

THAT, the aforesaid Shri. Sadu Dhage sometime in the year 1959 partitioned his aforesaid Agricultural lands and other Immovable properties in between himself and his 3 sons namely (i) Shri. Shrawan Sadu Dhage, (ii) Shri. Doma Sadu Dhage and (iii) Shri. Shamrao Sadu Dhage, in terms of the said Partition the aforesaid Property Comprising ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, was allotted to the exclusive share of Shri. Shamrao Sadu Dhage, absolutely forever with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Shri. Shamrao Sadu Dhage later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Shri. Kawdu Shamrao Dhage and (2) Shri. Abhay Wasudeorao Khorgade on 31-05-2006, which is duly registered at the Office of the Sub-Registrar Nagpur-04, in Additional Book No. 4, bearing Registration No. 2706-2006 on even date.

THAT, the aforesaid Agricultural land comprising Khasra No. 255 of Mouza–Jamtha, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order passed by the Sub-Divisional Officer, Nagpur, vide its Order Dated 15-11-2006, in Revenue Case No. 200/LND-18/2006-2007.

THAT, the aforesaid Shri. Shamrao Sadu Dhage through his Power of Attorney holder (1) Shri. Kawdu Shamrao Dhage and (2) Shri. Abhay Wasudeorao Khorgade later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to (1) Shri.

Rajinder Kumar Singh S/o. Tilakraj Hingle, (2) Mrs. Kiran w/o. Rajinder Kumar Singh Hingle, (3) Shri. Chandramohan S/o. Tilakraj Hingle, (4) Shri. Madanmohan S/o. Tilakraj Hingle and (5) Shri. Manmohan S/o. Tilakraj Hingle, by a Sale Deed Dated 08-03-2007, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 1437-2007, and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 679, Dated 02-04-2007.

THAT, the aforesaid Co-owners (1) Shri. Manmohan S/o. Tilakraj Hingle and (2) Shri. Madanmohan S/o. Tilakraj Hingle later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of Shri. Rajendra Kumar Singh S/o. Tilakraj Hingle on 08-12-2020, which is duly registered at the Office of the Sub-Registrar Nagpur-06, in Additional Book No. 4, bearing Registration No. 4283-2020 on even date.

THAT, the aforesaid land comprising Khasra No. 255 of Mouza–Jamtha, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, vides Order passed by the Naib Tahsildar, Nagpur (Rural), Nagpur, vide its Order Dated 18-06-2021, in Revenue Case No. 01/LND-10/2020-2021.

THAT, the aforesaid Co-owners (1) Shri. Rajendra Kumar Singh S/o. Tilakraj Hingle, (2) Mrs. Kiran w/o. Rajendra Kumar Singh Hingle, (3) Shri. Chandramohan S/o. Tilakraj Hingle, (4) Shri. Madanmohan S/o. Tilakraj Hingle and (5) Shri. Manmohan S/o. Tilakraj Hingle later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 255 of MOUZA–JAMTHA, P. S. K. 42, having an area of 1.54 Hectares, Rental Rs. 1.71 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Jamtha in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Atul Premchand Tajpuriya, (2) Shri. Rahul Jagdish Bondre and (3) Shri. Anish Bhawarilal Chhajed**, by a Sale Deed Dated 27-01-2022, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 618-2022 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 6034, Dated 01-10-2022.

It is observed that the said **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** later on prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

Adv. Yogesh S. Gonnade Advocate Nagpur

That the above mentioned property is present at standing in the name of **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed**. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Nagpur, I

did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above described property held by **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed** is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

1) 7/12 extract as on date of application for registration in the name of **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Atul Premchand Tajpuriya and (3) Shri. Harsh Anish Chhajed**.
2) Mutation Entry No. 6034
3) Search report for 13 years from 2011 to 2023 taken from Sub-Registrar Office No. 7 at Nagpur.
4) Any other relevant title; As per above mentioned title history
5) Prima facie no litigation found over the property.

Adv. Yogesh S. Gonnade Advocate Nagpur

NAGPUR
DATED 30-10-2023

Adv. Yogesh S. Gonnade
(ADVOCATE)