



Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building
no. 04, Priyadarshini Colony,
behind RTO, Amravati Road,
Nagpur - 440001.

Mobile: - 8381033335.

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Kh No. 39, Situated at Godhni Railway, Nagpur Rural, Tahsil - Nagpur Rural and District - NAGPUR.

1) I have investigated the title of the said Land on the request of M/S SHAYONA VALLEY, acting through its Partners 1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL AND (2) SHRI. HARIS NIYAZ ALI AND (3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land, being a portion of the entire land bearing Khasra number 39 admeasuring 0.32 Hectares, of Mouza - GODHNI (RLY), bearing P.H.K 12, situated in Bhokwatdar Class - I Rights, in Tahsil - Nagpur Rural and District - NAGPUR and bounded as under :-

Boundaries: -

ON THE EAST	-	KH NO. 40.
ON THE WEST	-	KH NO. 38.
ON THE NORTH	-	15.00 MTRS PANDHAN/ROAD.
ON THE SOUTH	-	KH NO. 38 AND PANDHAN - ROAD/NALLAH.



2) The documents of allotment of said land: -

Saat Bara, Sale Deed, Patwari Map.

3) Saat Bara issued by Patwari, Dated 30-09-2022, Mutation entry no 3708.

4) Search report for 30 years from 1994 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 Owner i.e **M/S SHAYONA VALLEY**, acting through its Partners 1) **SHRI. JIGNESHKUMAR PUNAMBHAI PATEL** AND (2) **SHRI. HARIS NIYAZ ALI** AND (3) **SHRI. TAUSEEF AHMAD NOOR MOHAMMAD** is clear, marketable and without any encumbrances.

Owners of the land

- a. That all that peace and parcel of land bearing Khasra number 39 admeasuring in 0.32 Hectares of Mouza - GODHNI originally belong to Shri. Narayan Laxman Lakshane.
- b. That later on Shri Narayan Lakshman Lakshane executed a Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by a Power of Attorney dated 08-11-2007 which is duly registered in the office of sub registrar Nagpur 10 at serial number 5405 on even date.
- c. That later on Shri Narayan Lakshman Lakshane executed a will Dated 08-11-2007 in favour of M/s Prabhuji Builders and developers which is duly registered in the office of sub registrar Nagpur 10 at serial number 5406 on event date.
- d. That later on Shri Narayan Lakshman Lakshane left for heavenly Abode on 27-7-2011 and does the above said property devolved upon M/s Prabhuji Builders and Developers as per the Will dated 08-11-2007.
- e. That later on M/s Prabhuji Builders and Developers transferred the Kh.No. 39 to Shri. Jagdish Harpal Das Mihani and Shri. Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.
- f. That later on Shri. Jagdish Harpal Das Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley, Acting Through Its Partners 1) Shri. Jigneshkumar Punambhai Patel And (2)



Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad,
Dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 30-09-2022.

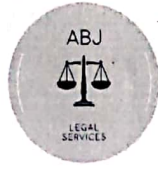
3/- The Report reflecting the flow of the title of the Owner on the said land is
enclosed herewith as annexure.

Encl : Annexure.

NAGPUR

DATED : 19-07-2023.





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Annexure

FLOW OF THE TITLE OF THE SAID LAND.

- a. That all that piece and parcel of land bearing khasra number 39 admeasuring in 0.32 Hectares of Mouza - GODHNI (RLY) originally belong to Shri. Narayan Laxman Lakshane.
- b. That later on Shri Narayan Lakshman Lakshane executed a Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by a Power of Attorney dated 08-11-2007 which is duly registered in the office of sub registrar Nagpur 10 at serial number 5405 on even date.
- c. That later on Shri Narayan Lakshman Lakshane executed a will Dated 08-11-2007 in favour of M/s Prabhuji Builders and developers which is duly registered in the office of sub registrar Nagpur 10 at serial number 5406 on event date.
- d. That later on Shri Narayan Lakshman Lakshane left for heavenly Abode on 27-7-2011 and does the above said properties devolved upon M/s Prabhuji Builders and Developers as per the Will dated 08-11-2007.
- e. That later on M/s Prabhuji Builders and Developers transferred the Kh.Nos. 39, admeasuring 0.32 Hectares to Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.
- f. That later on Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley, Acting Through Its Partners 1) Shri. Jigneshkumar Punambhai Patel And (2) Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad,



Dated 02-09-2022, Mutation entry no 3708, As a result therefore M/s Shayona Valley has become an exclusive, absolute and full owner of the said above Land with heritable and transferrable rights therein and the same is accordingly Mutated in its name in all the Relevant Records.

- g. That now the said present owners have now decided to prepared a layout of the said Kh.No by carving out Individual Plot therein.
- h. That I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances, Litigations of all kinds whatsoever and that the present Owners thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1994 to 2023 (30 Years) is deposited in the Office of the Sub-Registrar, Nagpur-10 vide E-Challan GRN No. MH005233240202324E and MH005413569202324E Dated 15-07-2023 and 19-07-2023.
- i. That naturally therefore any prospective buyer who desires to purchase the Plot on the above land after the Sanctioning from the competent authority shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

NAGPUR

DATED : 19-07-2023.


A. S. Band
Advocate

CHALLAN
MTR Form Number-6



GRN MH005413569202324E		BARCODE		Date 19/07/2023-13:32:20		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 Amit Band	
Location NAGPUR				Flat/Block No.			
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			200.00				
			Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Amount In		Two Hundred Rupees Only		
Total			200.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023071971578	IK0CIZDYA1
Cheque/DD No.				Bank Date	RBI Date	19/07/2023-13:24:33	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8381033335

Department ID :
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 लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

