

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 19-10-2023

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 250 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 and (2) Shri. Atul Premchand
Tajpuriya and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra No. 250 of MOUZA-
JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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. 251,
ON THE WEST	-	BY KH. NO. 256,
ON THE NORTH	-	BY KH. NO. 255,
ON THE SOUTH	-	BY KH. NO. 249.

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	05-04-2023	Sale Deed	Original	3138-2023
2	17-05-2023	7/12 Extract	Original	
3	19-04-2022	Agreement to Sale	Original	3174-2022

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. MH009775294202324P.



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** and (2) **Shri. Atul Premchand Tajpuriya**, clear, marketable and without any encumbrance.

Owners of the land

- 1) **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya** of Kh. No. 250.
- 2) The report reflecting the flow of the title of the **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya** on the said Land/Plot is enclosed herewith as annexure.

Encl: - Annexure

DATED 19-10-2023
Nagpur



Y.S. Gonnade

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH009775294202324P	BARCODE	19/10/2023-17:43:40		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name		ADV YOGESH S GONNADE
Location NAGPUR			Flat/Block No.		34 RAMKRUSHNA NAGAR
Year 2023-2024 One Time			Premises/Building		
Account Head Details			Amount In Rs.		
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 250 AREA 1.02 HECTOR AAR P H NO 42		
Total			325.00		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.
			10000502023101907539		3781795230040
Cheque/DD No.			Bank Date		RBI Date
			19/10/2023-17:44:42		Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

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FLOW OF THE TITLE OF THE SAID LAND

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 250 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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 belonged to Shri. Shrawan Sadu Dhage, being his separate property.

THAT, the aforesaid Shri. Shrawan Sadu Dhage left for heavenly abode on 03-01-2004 and consequent upon his death/demise the aforesaid property devolved upon his widow Namely Smt. Shribalabhai wd/o Shrawan Dhage, and Two Sons Namely (1) Shri. Wasudeo Shrawan Dhage and (2) Shri. Moreshwar Shrawan Dhage, and Four Daughters Namely (1) Mrs. Indubai Anandrao Narad, (2) Mrs. Yashodabai Narayanrao Kubde, (3) Mrs. Shankuntala Beniram Sathawane and (4) Mrs. Gopika Prabhakar Aakare, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Shrawan Sadu Dhage and the same are accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners Smt. Shribalabhai wd/o Shrawan Dhage left for heavenly abode on 15-06-1967 and consequent upon his death/demise the aforesaid property devolved upon his Two Sons Namely (1) Shri. Wasudeo Shrawan Dhage and (2) Shri. Moreshwar Shrawan Dhage, and Four Daughters Namely (1) Mrs. Indubai Anandrao Narad, (2) Mrs. Yashodabai Narayanrao Kubde, (3) Mrs. Shankuntala Beniram Sathawane and (4) Mrs. Gopika Prabhakar Aakare, jointly by way of intestate succession, being the only legal heirs of the deceased Smt. Shribalabhai wd/o Shrawan Dhage and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners Mrs. Indubai Anandrao Narad left for heavenly abode on 12-03-1995 and consequent upon his death/demise the aforesaid property devolved upon his Two Sons Namely (1) Shri. Kawdu Anandrao Narad and (2) Mr. Kishor Anandrao Narad, jointly by way of intestate succession, being the only legal heirs of the deceased Mrs. Indubai Anandrao Narad and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners Shri. Wasudeo Shrawan Dhage left for heavenly abode on 25-05-2002 and consequent upon his death/demise the aforesaid property devolved upon his widow Namely Smt. Deepmala wd/o Wasudeo Dhage, and Two Sons Namely (1) Mr. Nishant Wasudeo Dhage and (2) Mr. Pranay Wasudeo Dhage, and Only Daughter Namely Miss. Vishakha Wasudeo Dhage, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Wasudeo Shrawan Dhage and the same are accordingly recorded in the Revenue Records.



THAT, the aforesaid Agricultural land comprising Khasra No. 250 of Mouza-Jamtha, having an area of 1.02 Hectares, Rental Rs. 1.60 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. 199/LND-18/2006-2007.

THAT, the aforesaid Co-owners (1) Shri. Moreshwar Shrawan Dhage, (2) Smt. Deepmala Wasudeo Dhage, (3) Mr. Nishant Wasudeo Dhage, (4) Mr. Pranay Wasudeo Dhage, (5) Miss. Vishakha Wasudeo Dhage, Sr. No. 3 to 5 through Natural Legal Guardian Mother Smt. Deepmala Wasudeo Dhage, (6) Mrs. Yashodabai Narayanrao Kubde, (7) Mrs. Shankuntala Beniram Sathawane, (8) Shri. Kawdu Anandrao Narad, (9) Mr. Kishor Anandrao Narad through Natural Legal Guardian Brother Shri. Kawdu Anandrao Narad and (10) Mrs. Gopika Prabhakar Aakare later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and Parcel of land bearing Khasra No. 250 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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 in favor of (1) Shri. Mukesh Moreshwar 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 Co-owners (1) Shri. Moreshwar Shrawan Dhage, (2) Smt. Deepmala Wasudeo Dhage, (3) Mr. Nishant Wasudeo Dhage, (4) Mr. Pranay Wasudeo Dhage, (5) Miss. Vishakha Wasudeo Dhage, Sr. No. 3 to 5 through Natural Legal Guardian Mother Smt. Deepmala Wasudeo Dhage, (6) Mrs. Yashodabai Narayanrao Kubde, (7) Mrs. Shankuntala Beniram Sathawane, (8) Shri. Kawdu Anandrao Narad, (9) Mr. Kishor Anandrao Narad through Natural Legal Guardian Brother Shri. Kawdu Anandrao Narad and (10) Mrs. Gopika Prabhakar Aakare, (Sr. No. 1 to 10 through his Power of Attorney holder (1) Shri. Mukesh Moreshwar 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. 250 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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, by way of Sale to (1) Shri. Satish Kumar Singh S/o. Satyendra Kumar Singh and (2) Shri. Sanjay Kumar Singh S/o. Satyendra Kumar Singh, by a Sale Deed Dated 07-02-2007, which is duly Registered at the office of the Sub-Registrar Nagpur Rural No. 10, in Additional Book No. 1, bearing Registration No. 519-2007 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 801, Dated 05-08-2008.



That, the aforesaid Co-owners (1) Shri. Satish Kumar Singh S/o. Satyendra Kumar Singh and (2) Shri. Sanjay Kumar Singh S/o. Satyendra Kumar Singh entered into agreement to sale of ALL THAT Piece and Parcel of land bearing Khasra No. 250 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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, from, **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Anish Bhawarilal Chhajed** and (2) **Shri. Rahul Jagdish Bondre**, vides Agreement to Sale dated 19-04-2022, which is duly registered at Additional Book No. 1, bearing Registration No. 3174-2022 to Sub-registrar office Nagpur-07.

THAT, the aforesaid Co-owners (1) Shri. Satish Kumar Singh S/o. Satyendra Kumar Singh and (2) Shri. Sanjay Kumar Singh S/o. Satyendra Kumar Singh later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 250 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.02 Hectares, Rental Rs. 1.60 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, by way of Sale to **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya**, by a Sale Deed Dated 05-04-2023, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 3188-2023 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 8591, Dated 17-05-2023.

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

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** and (2) **Shri. Atul Premchand Tajpuriya**. 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** and (2) **Shri. Atul Premchand Tajpuriya** 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** and (2) **Shri. Atul Premchand Tajpuriya** 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** and (2) **Shri. Atul Premchand Tajpuriya**.
- 2) Mutation Entry No. 8591
- 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.

NAGPUR
DATED 19-10-2023



Y.S. Gonnade
Adv. Yogesh S. Gonnade
(ADVOCATE)