



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. 40/1, 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 admeasuring 0.32 Hectare bearing Kh.No.
40/1 of Mouza- GODHNI (RLY), bearing P.H.K. 12, situated in Bhokwatdar
Class-1 Rights, in Tahsil-Nagpur Rural and District-NAGPUR and
bounded as under-

Boundaries: -

ON THE EAST	-	KH NO. 41.
ON THE WEST	-	KH NO. 39.
ON THE NORTH	-	ROAD.
ON THE SOUTH	-	KH NO. 38.



2) The documents of allotment of said land: -

3) Saat Bara issued by Patwari, Dated 02-09-2022, Mutation entry no 3708.

4) Search report for 30 years from 1994 till 2023 issued by Adv. Amit Band
TAKEN FROM –

a. That all that piece and parcel of land bearing khasra Number 40/1 admeasuring in 0.32 Hectare of Mouza GODHNI originally belong to Shri. Madhu Daulat Lakshane and 7 others.

b. That later on Shri. Madhu Daulat Lakshane and 7 others executed a Agreement of Development and 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 an Agreement of Development Dated 08-11-2007 duly Registered at Nagpur -10 at Serial No. 5403 and Power of Attorney dated 08-11-2007 which is duly registered in the office of sub registrar Nagpur 10 at serial number 5402 on even date.

i. That later on M/s Prabhuji Builders and Developers transferred the Kh.No. 40/1 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.

j. 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, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022.

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

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.

3/- The Report reflecting the flow of the title of M/S SHAYONA VALLEY on the said land is enclosed herewith as annexure.

Encl : Annexure.

NAGPUR

DATED : 25-07-2023.


Advocate



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Annexure

FLOW OF THE TITLE OF THE SAID LAND.

- a. That all that peace and parcel of land bearing khasra Number 40/1 admeasuring in 0.32 Hectare of Mouza GODHNI originally belong to Shri. Madhu Daulat Lakshane and 7 others.
- b. That later on Shri. Madhu Daulat Lakshane and 7 others executed a Agreement of Development and 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 an Agreement of Development Dated 08-11-2007 duly Registered at Nagpur -10 at Serial No. 5403 and Power of Attorney dated 08-11-2007 which is duly registered in the office of sub registrar Nagpur 10 at serial number 5402 on even date. Lateron it dropped the idea of developing the said Land.
- c. That lateron Shri. Madhu Daulat Lakshane and 7 others through Power of attorney holder Shri. Uday rajaramji Ingole and one Other executed Agreement to Sell Dated 24-12-2009 in favour of M/s Prabhuji Builders and Developers on Rs. 100 stamp paper, which lateron was impounded by Collector of Stamps on requisites stamp duty at EVN Case No. 231/2011-12 on Dated 27-07-2011.
- d. That Shri. Bhaurao Laxman Lakshane left for heavenly abode on 02-09-2009 leaving behind his legal heirs namely 1. Babybai Bhaurao Lakshane, 2. Prabhakar Bhaurao Lakshane, 3. Manohar Bhaurao



Lakshane, 4. Dhanraj Bhaurao Lakshane, 5. Gendraj Bhaurao Lakshane, 6. Sudhakar Bhaurao Lakshane and 7. Usha Bhaurao Lakshane after marriage Mrs. Usha Umesh Warkar as his only legal heirs, who inherited the said property by way of instate succession.

- e. That lateron 1. Babybai Bhaurao Lakshane, 2. Prabhakar Bhaurao Lakshane, 3. Manohar Bhaurao Lakshane, 4. Dhanraj Bhaurao Lakshane, 5. Gendraj Bhaurao Lakshane, 6. Sudhakar Bhaurao Lakshane and 7. Usha Bhaurao Lakshane after marriage Mrs. Usha Umesh Warkar (Legal heirs of Shri. Bhaurao Laxman Lakshane) and Shri. Madhu Daulat Lakshane with 6 others through Power of attorney holder Shri. Uday rajaramji Ingole and one Other and M/s Prabhuji Builders and Developers as consentors executed Sale Deed Dated 13-09-2011 in favour of Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.
- f. That lateron 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, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022, 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 40/1 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. MH005674674202324E Dated 25-07-2023.



- 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.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 3708.
- 3) Search report for 30 years from 1994 till 2023 issued by Adv. Amit Band from Sub Registrar office Nagpur.
- 4) Any other relevant title - No.
- 5) Litigations if any - No.



NAGPUR

DATED : 25-07-2023.

A. S. Band

Advocate

CHALLAN
MTR Form Number-6



GRN MH005674674202324E		BARCODE		Date 25/07/2023-12:28:57		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Amit Band	
Location NAGPUR							
Year 2023-2024 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023072565246	IK0CJIKUI3
Cheque/DD No.				Bank Date	RBI Date	25/07/2023-12:24:29	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. :

8381033335

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

