Umesh L. Chhangani

Advocate

Office : A-204, Second Floor, Wing-A, Achraj Riviera, Plot No. 1-A, Zingabai Takli, Nagpur - 440030 Ph.: +91 9975022416

E-mail Id: pbhalme52@gmail.com

FORMAT- A

(Circular No. :-28/2021)

To,

MahaRERA

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai – 400 051

Copy to : MahaRERA, Administrative Building No. -1, Civil Lines, Nagpur – 440 001

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to Survey No. 55/2, Mouza: Lava, P.H. No. 4, Tahsil – Nagpur (Rural), District – Nagpur (herein after referred to as "Said Property").

I have been engaged by Mr. Praful S/o Sudhakar Bhalme, Mr. Kapil S/o Sudhakar Bhalme, Mr. Harshal S/o Anil Kakde and Mr. Vijay S/o Ramraj Mishra, the Partners on behalf of their Partnership Firm **M/s Sai Shrushti Real Estate** (PAN : AEQFS9242C), a Partnership Firm duly registered with Registrar of Firms having **Reg. No. NG000008683** having its registered office at G-2, B. R. Complex, Near Furniture World, Katol By-pass Road, Wadi, Nagpur– 440023, to inspect, search the title in respect of "said property".

Umesh L. Chhangani NAGPUR Advocate

1) **Description of Property :-**

ALL THAT piece and parcel of Agricultural Land Survey No. 55/2 admeasuring to 2.46 Hectare at Mouza: Lava, P. H. No. 4, Tahsil-Nagpur (Rural), District: Nagpur. Bounded as under:-

ON THE EAST SIDE	:	Mouza Dabha Shiv.
ON THE WEST SIDE	:	Survey No. 52 and 54.
ON THE NORTH SIDE	:	Survey No. 55/1.
ON THE SOUTH SIDE	:	Mouza Wadi Shiv.

2) The following documents of Ownership are scrutinized;

a. 7/12 extract issued by Talathi, Nagpur (Rural).
b. 8-A Namuna extract issued by Talathi, Nagpur (Rural).
c. Ferfar Patrak dated 01/02/2023.
d. Adhikar Abhilekh dated 12/06/2023.
e. K-Prat dated 12/11/2021 Mojni Reg No.
f. Zone Certificate dated 20/11/2022.
g. Sale Deed dated 27/01/2023 which is duly registered at Office of Sub-Registrar, Nagpur -10, in Book No. -1, at Sr. No. 718/2023 dated 27/01/2023.
h. Sale Deed dated 31/10/2008 which is duly registered at Office of Sub-Registrar, Nagpur -10, in Book No. -1, at Sr. No. 5772/2008 dated 31/10/2008.

3) 7/12 extract or property card issued by Talathi, Nagpur (Rural) dated 13/06/2023 shows the mutation of present owners vide Mutation Entry No. 4041.

4) Search report for 30 years from 1993 till 2023.

Umesh L. Chhangani
NAGPUR
Advocate

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 Sai Shrushti Real Estate through its Partners Mr. Praful S/o Sudhakar Bhalme, Mr. Kapil S/o Sudhakar Bhalme, Mr. Harshal S/o Anil Kakde and Mr. Vijay S/o Ramraj Mishra is clear, marketable and without any encumbrances.

Owner of the land

ALL THAT piece and parcel of Agricultural Land Survey No. 55/2 admeasuring to 2.46 Hectare at Mouza: Lava, P. H. No. 4, Tahsil-Nagpur (Rural), District: Nagpur	**M/s Sai Shrushti Real Estate** through its Partners Mr. Praful S/o Sudhakar Bhalme, Mr. Kapil S/o Sudhakar Bhalme, Mr. Harshal S/o Anil Kakde and Mr. Vijay S/o Ramraj Mishra

6) **Qualifying comments/remarks if any :-**

In accordance with the available search from the online portal the title of M/s Sai Shrushti Real Estate through its Partners Mr. Praful S/o Sudhakar Bhalme, Mr. Kapil S/o Sudhakar Bhalme, Mr. Harshal S/o Anil Kakde and Mr. Vijay S/o Ramraj Mishra, on the said Land is good, valid, marketable and saleable.

The report reflecting the flow of the title of the (owner/ promoter/ developer/firm) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Umesh L. Chhangani NAGPUR Advocate

Place : Nagpur

Umesh L. Chhangani

Date : 08/08/2023

Advocate

Umesh L. Chhangani
Advocate
Office : A-204, Second Floor, Wing-A, Achraj Riviera, Plot No. 1-A, Zingabai Takli, Nagpur - 440030 Ph.: +91 9975022416

ANNEXURE

FLOW OF TITLE OF THE SAID LAND:

It is observed that ALL THAT piece and parcel of Agricultural Land Survey No. 55 admeasuring to 3.28 Hectare at Mouza: Lava, P. H. No. 4, Tahsil-Nagpur (Rural), District: Nagpur originally belonged to Shri. Meghraj Asaram Hiranwar.

It is observed that after the demise of Shri. Meghraj Asaram Hiranwar the said property was transferred to his legal heirs namely Homraj Meghraj Hiranwar, Sudhir Gopal Hiranwar, Harish Gopal Hiranwar, Ajay Gopal Hiranwar, Smt. Nutan Mukunda Siriya, Smt. Dipti Anil Patel, Smt. Sarasvati Satish Siriya, Smt. Nirupa Sandip Ahir, Mandakini Gopal Hiranwar, Dipak Jaysingh Hiranwar, Rakesh Jaysingh Hiranwar, Manoj Jaysingh Hiranwar, Smt. Sudha Rajendra Chaudhary, Smt. Rakha Suresh Gavali, Smt. Vijaya Vivek Siriya, Smt. Nirmala Jaysingh Hiranwar, Govind Bhojraj Hiranwar, Smt. Nandini Ramesh Katariya, Smt. Gayatri Mukesh Fulzele, Smt. Saroj Shekhar Chaudhary, Smt. Rukhmini Bhojraj Hiranwar, Smt. Deepabai Bhaiyalal Samarile, Smt. Lalitabai Bhojraj Hiranwar, Rajendra Chhotelal Chaudhary, Chandu Chhotelal Chaudhary, Sudhir Chhotelal Chaudhary, Nalini Chhotelal Chaudhary and Savitabai Vasantlal Siriya.

It is observed that the mutation entry of the said transfer is taken & recorded at Serial No. 1572 dated 02/03/1995 in the Ferfar Patrak.

Umesh L. Chhangani NAGPUR Advocate

It is observed that out of the said legal heirs Homraj Meghraj Hiranwar, Sudhir Gopal Hiranwar, Harish Gopal Hiranwar, Ajay Gopal Hiranwar, Smt. Nutan Mukunda Siriya, Smt. Dipti Anil Patel, Smt. Sarasvati Satish Siriya, Smt. Nirupa Sandip Ahir, Mandakini Gopal Hiranwar, Dipak Jaysingh Hiranwar, Rakesh Jaysingh Hiranwar, Manoj Jaysingh Hiranwar, Smt. Sudha Rajendra Chaudhary, Smt. Rakha Suresh Gavali, Smt. Vijaya Vivek Siriya, Smt. Nirmala Jaysingh Hiranwar, Govind Bhojraj Hiranwar, Smt. Nandini Ramesh Katariya, Smt. Gayatri Mukesh Fulzele, Smt. Saroj Shekhar Chaudhary, Smt. Rukhmini Bhojraj Hiranwar, Smt. Deepabai Bhaiyalal Samarile and Smt. Lalitabai Bhojraj Hiranwar have sold their share admeasuring to 2.46 Hectare out of total 3.28 Hectare to Shri. Hasmukh Hirjibhai Rathod and Shri. Viren Jayantilal Thakkar vide Sale Deed dated 31/10/2008 registered in the office of Joint Sub-Registrar Nagpur-10 at Serial No. 5772/2008 dated 31/10/2008.

It is observed that the remaining legal heirs namely Rajendra Chhotelal Chaudhary, Chandu Chhotelal Chaudhary, Sudhir Chhotelal Chaudhary, Nalini Chhotelal Chaudhary and Savitabai Vasantlal Siriya have retained their share of 0.82 Hectare out of total land 3.28 Hectare.

It is observed that the mutation entry of the said transfer is taken & recorded at Serial No. 2558 dated 11/05/2016 in the Ferfar Patrak.

It is observed that thereafter joint measurement was applied by the owners and after due measurement the portions of land was separated & renumbered as Survey No. 55/1 admeasuring to 0.82 Hectare and Survey No. 55/2 admeasuring to 2.46 Hectare.

Umesh L. Chhangani
NAGPUR
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It is observed that the said owners of Survey No. 55/2 Shri. Hasmukh Hirjibhai Rathod and Shri. Viren Jayantilal Thakkar have sold the entire land property admeasuring to 2.46 Hectare to M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra vide Sale Deed dated 27/01/2023 registered in the office of Joint Sub-Registrar Nagpur-10 at Serial No. 718/2023 dated 27/01/2023.

It is observed that the said transfer is taken & recorded at Serial No. 4041 dated 23/02/2023 in the Ferfar Patrak.

It is observed the said M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra had put the map for sanctioned in NMRDA which is sanctioned by NMRDA, Nagpur vide its Tentative Approval No. NMRDA/LT/2023/APL/00080 dated 11/05/2023.

I further state that the above described property owned by M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra and the same can form the subject matter of security and having no encumbrance over the said property and no encumbrance affidavit sworn by the said M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra

Umesh L. Chhangani NAGPUR Advocate

EVIDENCE OF POSSESSION:- As per the documents scrutinized the said M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra is in possession of the said property as per the Sale Deed and mutation effected in the records of rights and revenue records.

PENDING LITIGATION:- That the Regular Civil Suit No. 186/2021 is pending before the Hon. 3rd Joint Civil Judge Jr. Dn. And JMFC, Nagpur pertaining to the said property, wherein no operative order of Stay or Injunction is in effect as such.

Sr. No.

1) 7 /12 extract / P.R. Card as on date of application for registration is in the name of M/s Sai Shrushti Real Estate through its Partners Shri. Praful S/o Sudhakar Bhalme, Shri. Kapil S/o Sudhakar Bhalme, Shri. Harshal S/o Anil Kakde and Shri. Vijay S/o Ramraj Mishra.
2) Mutation Entry No. 4041.
3) Search report for 30 years from taken from Sub-Registrar' Office Nagpur-10.
4) Any other relevant title: as per above mentioned title history.
5) Litigations if any: As mentioned herein above.

Umesh L. Chhangani NAGPUR Advocate

Place : Nagpur

Date : 08/08/2023

Umesh L. Chhangani

Advocate