Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) ALL THAT piece and parcel of land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur and said Survey is bounded as under;

   ON THE EAST : SURVEY NO.86 AND 87

   ON THE WEST : SURVEY NO.11

   ON THE NORTH : SURVEY NO.80

   ON THE SOUTH : ROAD

b) ALL THAT piece and parcel of land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur, and said Survey is bounded as under;

   ON THE EAST : SURVEY NO.77 AND 78

   ON THE WEST: SURVEY NO.6

   ON THE NORTH : SURVEY NO.81 AND 86

   ON THE SOUTH : SERVEY NO.10

c) All that piece and parcel of land bearing Khasra No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur, and said Survey is bounded as under;

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ON THE EAST : SURVEY NO.87
ON THE WEST : SURVEY NO.81 AND 82
ON THE NORTH : SURVEY NO.82 AND 85
ON THE SOUTH : SERVEY NO.77 AND 80

I have investigated the title of the said plots on the request of Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar all residents of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur.

ALL THAT piece and parcel of land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur.

All that piece and parcel of land bearing Khara No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur.

2) The documents of allotment of plot.

i. Sale Deed dated 09/02/2023 for land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur executed by Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja in favour of Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1082.

ii. Sale Deed dated 09/02/2023 for land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur executed by Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja in favour of Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1084.

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iii. Sale Deed dated 09/02/2023 for land bearing Khasra No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur, executed by Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja in favour of Shri Mehul Vijayrao Tarekar duly registered with the office of the Sub Registrar-2 at Sr. No. 1085.

iv. Property Card Issued by City Survey Officer-Hingna Mutation Entry No. (1) vide Ferfar No. 381 on dated 06/03/2023.

v. Property Card Issued by City Survey Officer-Hingna Nagpur Mutation Entry No. (1) vide
Ferfar No. 1590 on dated 08/03/2023

vi. Property Card Issued by City Survey Officer-Hingna Nagpur Mutation Entry No. (1) vide
Ferfar No. 1591 on dated 08/03/2023

vii. Agreement for formation of Association of Persons by and Between Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar dated 01/04/2023

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Khasra No. 80,86 and 10 in any court or before any authority.
That the title of

i. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur

ii. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur.

iii. Shri Mehul Vijayrao Tarekar for land bearing Khasra No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur

is clear,Marketable and without any encumbrances.

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Owners of the Land

Owners of the land –

i. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur
ii. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur
iii. Shri Mehul Vijayrao Tarekar for land bearing Khasra No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur

is clear,Marketable and without any encumbrances.

The report reflecting the flow of the title of

i. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 10, P.H. No.71, area admeasuring about 11.14 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.16.00, situated at Mouza - Chichghat, Tahsil Hingna, District Nagpur is clear,Marketable and without any encumbrances.
ii. Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal for land bearing Khasra No. 80, P.H. No.48, area admeasuring about 9.90 Hectare Are occupancy Rights- Bhogwatdar Class I, situated at Mouza- Kanholi, Tahsil Hingna, District Nagpur
iii. Shri Mehul Vijayrao Tarekar for land bearing Khasra No. 86, P.H. No.48, area admeasuring about 7.72 Hectare Are occupancy Rights- Bhogwatdar Class I, Land Revenue Rs.5.42, situated at Mouza - Kanholi, Tahsil Hingna, District Nagpur

is enclosed herewith as annexure.

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REMARKS :

All the present owners for Khasra No. 80,86 and 10 , Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar has formed an Association of Persons (AOP) known as “M/S R SANDESH AND SOHAM DEVELOPERS” by executing an Agreement for dated 01/04/2023 for undertaking Real Estate project on the above Lands.

ENCL : ANNEXURE

Date : 18/11/2023

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Ashwin R. Patil
ADVOCATE

FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 381 dated 06/03/2023 for KHASRA NO 10

3) Mutation Entry No. 1590 dated 08/03/2023 for KHASRA NO 80

4) Mutation Entry No. 1591 dated 08/03/2023 for KHASRA NO 80

5) Agreement for formation of Association of Persons by and Between Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar dated 01/04/2023.

NARRATION ON FLOW OF TITLE:

KHASRA No. 10

That the property original belonged to Shri Purshottam Paikuji Chute. That M/s Priyadarshini Indira Co-operative Industrial Estate from Shri Purshottam Paikuji Chute vide registered Sale Deed dated 15/12/89 registered at serial No.7563 before sub-registrar Nagpur Gramin.

That M/s Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja have disposed off the Bhumapan/Survey No. 10, to Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal vide sale deed dated 09/02/2023 duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1082, thus Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal have become the co-owners of the property.

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KHASRA No. 80

That the property originally belonged to Shri Ramkrushna Paikuji Chute, Shri Purshottam Paikuji Chute and shri Narayan paikuji Chute . Whereas M/s Priyadarshini Indira Co-operative Industrial Estate has purchased the said land from Shri Ramkrushna Paikuji Chute, Shri Purshottam Paikuji Chute and shri Narayan paikuji Chute vide registered Sale Deed Dated 15/12/1989 registered at serial No.7560, 7561 and 7562 before sub-registrar Nagpur Gramin old Khasara Numbers were 64, 51 and 63 which has been now jointly converted into Khasara No.86 and 80.

That M/s Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja have disposed off the Bhumapan/Survey No. 80, to Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal vide Sale Deed dated 09/02/2023 duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1084, thus Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique and Smt. Krishna Manoj Agrawal have become the co-owners of the property.

KHASRA No. 86

That the property originally belonged to Shri Ramkrushna Paikuji Chute, Shri Purshottam Paikuji Chute and shri Narayan paikuji Chute. And Whereas M/s Priyadarshini Indira Co-operative Industrial Estate has purchased the said land from Shri Ramkrushna Paikuji Chute, Shri Purshottam Paikuji Chute and shri Narayan paikuji vide Sale Deed Dated 15/12/1989 registered at serial No.7560, 7561 and 7562 before sub-registrar Nagpur Gramin old Khasara Numbers were 64, 51 and 63 which has been now jointly converted into Khasara No.86 and 80.

That M/s Priyadarshini Indira Co-operative Industrial Estate through Shri Arvind Janrao Gajbhiye and Shri Omprakash Premdutt Ahuja have disposed off the Bhumapan/Survey No. 86, to Shri Mehul Vijayrao Tarekar vide Sale Deed dated 09/02/2023 duly registered with the Office of the Sub-Registrar-2 at Sr. No. 1085, thus Shri Shri Mehul Vijayrao Tarekar have become the co-owners of the property.

FOR KHASRA NO. 80,86 AND 10

All the Co-owners , Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar , for the betterment of the property have informed that they have amalgamated the property for optimal use and have jointly approached the Competent Authority, who has amalgamated the property and sanctioned the layout Plan vide Permit No. NMRDA/LT/2023/APL/00214 dated 08/11/2023

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Further All the present owners for Khasra No. 80,86 and 10, Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Mohammad Feroz Mohammad Rafique, Smt. Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar has formed an Association of Persons (AOP) known as “M/S R SANDESH AND SOHAM DEVELOPERS” by executing an Agreement for dated 01/04/2023 for undertaking Real Estate project on the above Lands.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated : 18/11/2023

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