SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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265-A, South Ambazari Road, Bajaj Nagar,
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G7-2324-2131

FORMAT – A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**NARMADA VIHAR-6**" on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 15 of MOUZA – ISASANI, P.S.K. 46, having an area of 1.75 Hectares (i.e. 17500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Isasani, within the limits of Nagpur Metropolitan Region in Tahsil – Hingna and District – NAGPUR.

1} I have investigated the title of the said property on the request of **SHRI. RITESH S/o RADHESHYAM SHARMA**, Resident of Plot No. 218, Green Heaven, Babulkar Hospital Road, Shankar Nagar, Nagpur-440010, Tahsil and District - NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 15 of MOUZA – ISASANI, P.S.K. 46, having an area of 1.75 Hectares (i.e. 17500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Isasani, within the limits of Nagpur Metropolitan Region in Tahsil – Hingna and District – NAGPUR.

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ii) The Document of Ownership of Khasra/Survey No. 15

(a) 7/12 Extracts issued by Talathi, Hingna.

(b) Sale Deed of Kh. No. 15, dated 13-04-1992, Registration No. 116, SRO, Nagpur.

(c) Sale Deed of Kh. No. 15, dated 22-10-1992, Registration No. 455, SRO-11, Nagpur.

(d) Order of Superintendent Land Records and Land Survey Tahsildar, Nagpur, dated 29-01-1994.

(e) Sale Deed of Kh. No. 15, dated 10-04-2023, Registration No. 2682, SRO-Hingna.

(f) NA Order dated 24-07-2023.

(g) Tentatively Sanctioned Layout Plan Dated 18-07-2023.

iii) Search report for 30 year from 1994 to 2023.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We/ am/are of the opinion that the title of **SHRI. RITESH S/o RADHESHYAM SHARMA** is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 15 of MOUZA – ISASANI, P.S.K. 46, having an area of 1.75 Hectares (i.e. 17500.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Isasani, within the limits of Nagpur Metropolitan Region in Tahsil – Hingna and District – NAGPUR.	**SHRI. RITESH S/o RADHESHYAM SHARMA**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of the said owner namely **SHRI. RITESH RADHESHYAM SHARMA** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said owner namely **SHRI. RITESH RADHESHYAM SHARMA** on the said land is enclosed herewith as Annexure.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Encl : Annexure
Date: 18-10-2023

(SANDEEP SHASTRI)
Advocate

FORMAT – A
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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Hingna as on date of application for registration –

The name of **SHRI. RITESH RADHESHYAM SHARMA** is recorded in the Property Card (7/12 Extract) issued by Talathi, Hingna in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 15 of MOUZA – ISASANI, P.S.K. 46 having an area of 1.75 Hectares, Rental Rs. 2.87 Yearly, held in Occupancy Class-1 Rights, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Hingna of Survey / Khasra / Gut No. 15 reveal that vide Mutation / Ferfar Entry No. 7570 dated 28-04-2023 the name of **SHRI. RITESH RADHESHYAM SHARMA** is recorded as Owner of the said land.

3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) **THAT** ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 15 (Old No. 12/1) of MOUZA – ISASANI, P.S.K. 46 having an area of 1.75 Hectares, Rental Rs. 2.87 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Vithoba Jago Dhawande, as a recorded owner thereof, being his separate property and same is accordingly recorded in the Revenue Records.

(ii) **THAT**, during the course of time Resurvey of the said Mouza – Isasani was conducted and the property held by aforesaid owner Shri. Vithoba Jago Dhawande beating Survey/Khasra/Gut No. 12/1 of Mouza – Isasani, P.S.K. 46 having an area of 1.75 hectares, Rental Rs. 2.87 yearly, held in Occupancy Class-1 Rights, Khate No. 89 is now identified as Survey/Khasra/Gut No. 21 thereafter 15 (New) having an area of 1.75 hectares, Rental Rs. 2.87 Yearly, held in occupancy Class-1 Rights.

(iii) **THAT**, the aforesaid Shri. Vithoba Jago Dhawande alongwith his legal heirs namely Shri. Dilip Vithoba Dhawande, Shri. Mangal Vithoba Dhawande and Mrs. Laxmibai Ganpatrao

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Dhawande jointly lateron transferred/sold the portion of the land out of his aforesaid property comprising ALL THAT piece and parcel of Agricultural Land having an area of 2½ Acres (i.e., 1.01 Hectares) being a portion of the entire land bearing Survey/Khasra/Gut No. 21 thereafter New Number 15 (Old Khasra No. 12/1) of MOUZA – ISASANI, P.S.K. 48 having a total area of 1.75 Hectares, Rental Rs. 2.87 yearly, held in Occupancy Class- Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR, by way of Sale to Shri. Suhas Nilkanthrao Ghinmine and Shri. Avinash Tukaramji Mandankar, by a Sale Deed Dated 13-04-1992, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 116 on 14-01-1994 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 278 Dated 16-08-2003.

(iv) **THAT**, in the like manner the aforesaid Shri. Vithoba Jago Dhawande lateron transferred the remaining portion of land out of his aforesaid property comprising ALL THAT piece and parcel of Agricultural Land having an area of 1.73 Acres (i.e., 0.70 Hectares) being a portion of the entire land bearing Survey/Khasra/Gut No. 21 thereafter New Number 15 (Old Khassra No. 12/1) of MOUZA – ISASANI, P.S.K. 48 having a total area of 1.75 Hectares, Rental Rs. 2.87 yearly, held in Occupancy Class- Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR by way of Sale to Shri. Suhas Nilkanthrao Ghinmine, by a Sale Deed Dated 22-10-1992, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-11 in Book No. 1 at Sr. No. 455 on 22-10-1992 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 278 Dated 16-08-2003.

(v) **THAT**, as per the Order of Superintendent Land Records and Land Survey Tahsildar, Nagpur beating No. S.V.-23/S.R.-27/92 Dated 29-01-1994 and Takrar Arja K.J.P-27/92 (Hingna) Nagpur dated 04-03-1994, the area and map of the aforesaid land bearing Survey/Khasra/Gut No. 21 (New No. 15) alongwith other lands of the said Mouza –Isasani bearing Survey/Khasra/Gut No. 20, 22, 23, 24 and 25 was rectified and corrected. Thus, the area of said land is presently at 1.75 Hectares and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 117 Dated 15-03-1994. As a result, therefore, the aforesaid the aforesaid Shri. Suhas Nilkanthrao Ghinmine and Shri. Avinash Tukaramji Madankar jointly have became an exclusive, absolute and full co-owners

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of Survey/Khasra/Gut No. 15 having an area of 1.75 Hectares and the same is accordingly recorded in the Revenue Records.

(vi) **THAT**, the aforesaid Shri. Suhas Nilkanthrao Ghinmine and Shri. Avinash Tukaramji Madankar lateron jointly transferred their property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 15 of MOUZA – ISASANI, P.S.K. 46 having an area of 1.75 Hectares, Rental Rs. 2.87 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani in Tahsil – Hingna and District – NAGPUR by way of Sale to Shri. Ritesh Radheshyam Sharma, by a Sale Deed Dated 10-04-2023, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2682 on even date and the same is accordingly mutated in his name in the recorded in 7/12 Extract vide Ferfar Entry No. 7570 Dated 28-04-2023.

(vii) **THAT**, the aforesaid land bearing Khasra No. 15 of MOUZA – ISASANI is converted for Non-Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 24-07-2023 passed in Revenue Case No. 58/NAP-34/Mouza-Isasani/2022-23.

(viii) **THAT**, the aforesaid **SHRI. RITESH RADHESHYAM SHARMA,** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**NARMADA VIHAR-6**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. No. का. अभि. /नामप्रविप्रा/८६२२ dated 18-07-2023.

(ix) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

(a) 7/12 Extracts issued by Talathi, Hingna.

(b) Sale Deed of Kh. No. 15, dated 13-04-1992, executed by Shri. Vithoba Jago Dhawande and others in favour of Shri. Suhas Nilkanthrao Ghinmine and Shri. Avinash Tukaramji Mandankar, Registration No. 116, SRO, Nagpur.

(c) Sale Deed of Kh. No. 15, dated 22-10-1992, executed by Shri. Vithoba Jago Dhawande in favour of Shri. Suhas Nilkanthrao Ghinmine, Registration No. 455, SRO-11, Nagpur.

(d) Order of Superintendent Land Records and Land Survey Tahsildar, Nagpur, dated 29-01-1994.

(e) Sale Deed of Kh. No. 15, dated 10-04-2023, executed by Shri. Suhas Nilkanthrao Ghinmine and

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Shri. Avinash Tukaramji Mandankar in favour of Shri. Ritesh Radheshyam Sharma, Registration No. 2682, SRO-Hingna.

(f) NA Order dated 24-07-2023.

(g) Tentatively Sanctioned Layout Plan Dated 18-07-2023.

THAT, all the aforesaid documents produced before us for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

(x) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 15 MOUZA : ISASANI, Tahsil - Hingna, District-NAGPUR for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH009650280202324E, dated 17-10-2023, i.e. for the period of 1994 to 2005 and GRN No. MH009648940202324E, dated 17-10-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xi) **THAT**, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title: - N. A.

5} Litigations if any:- N. A.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Date: 18-10-2023

(SANDEEP SHASTRI)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH009648940202324E	BARCODE		Date	17/10/2023-18:19:18	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101721202	2833927898
Cheque/DD No.		Bank Date	RBI Date	17/10/2023-18:20:44	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 147317417 Mobile No. : 9850361454

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 लागु आहे इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 17-10-2023 06:21:53

MH009648940202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Oct 2023	Receipt	Receipt no.: 1113131057
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Isasani Ta.sa.kra.46 S.No/CTS No/G.No. : 15
	Period of search :	From :2006 To :2023
	Received Fee :	450

The above mentioned Search fee has been credited to government vide GRN no :MH009648940202324E

As this is a computer generated receipt, no stamp or signature is required.

For Physical search in office, Please bring this receipt along with mentioned Gras Challan.

Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH009650280202324E	BARCODE		Date	17/10/2023-18:39:54	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	HGN_HINGNA SUB REGISTRAR	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
		Premises/Building	
Road/Street	MOUZA ISASANI		
Area/Locality	HINGNA		
Town/City/District			
PIN	4 4 1 1 1 0		
Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 15		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101721518	2833932322
Cheque/DD No.		Bank Date	RBI Date	17/10/2023-18:40:52	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9850361454

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 17-10-2023 06:41:10