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S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

- 1 -

d & k
Advocates

Date : 25/10/2023

"FORMAT A"

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR (here-in-after referred as the said "EARTH PARK ")

I/We have investigated the title of the said land on the request of M/S GREEN CITY DEVELOPERS, {PAN : AAXFG6729P}, a registered partnership concern having registered Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001 and following documents i.e. :-



01. Description of the property.
ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR and the same is

M/s DWIVEDI & KHEDKAR ADVOCATES

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ON THE NORTH : LAND BEARING KH. NO. 180

ON THE EAST : REMAINING PORTION OF LAND OWNED
BY HULKE FAMILY OUT OF KH. NO. 184

ON THE WEST : LAND OWNED BY SHRI NARESH V.
BACHALE OUT OF KH. NO. 184

ON THE SOUTH : LAND BEARING KH. NO. 1

02. Title documents for allotment of plot.

(i) Sale Deed dt. 02.01.2007 02.06.1973 registered with Joint Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 2387 dt. 02.06.1973 executed by Shri Morba sao Kalusao Karanjnikar and Shri Narendra Morbasao Karanjnikar in respect of Old Kh. No. 79/8, in favour of Shri Pandurang Morbaji Hulke, Shri Kashinath Morbaji Hulke and Shri Manikrao Morbaji Hulke.

(ii) Will Deed dt. 22.07.2016 registered with Joint Sub Registrar, Hingna at Book No. 3 at Sr. No. 3189 dt. 22.07.2016 executed by Shri Manikrao Morbaji Hulke.

(iii) Sale Deed dt. 05.02.2016 executed by (a) Shri Manikrao Morbaji Hulke and Shri Nagorao Manikrao Hulke in favour of Shri Naresh Vithalrao Bachale in respect of ALL THAT piece and parcel of land admeasuring about 0.81 Hectares of land bearing Kh. Survey No. No. 184, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 549 dt. 05.02.2016.

(iv) Agreement To Sell dt. 09.10.2023 executed by (a) Shri Nagorao Manikrao Hulke, (b) Shri Bhagwan Manikrao Hulke, (c) Shri Vikram Manikrao Hulke, (d) Shri Vishal Manikrao Hulke, (e) Shri Sunil Manikrao Hulke and (f) Shri Chandrabhan Manikrao Hulke, in favour of M/s Green City Developers, in respect of ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 8297 dt. 09.10.2023.



(v) Tentative approval for Residential Lay out by Executive Engineer, Nagpur Metropolitan Region development authority vide Approval No. : NMRDA/LT/2023/APL/00130 dt. 18.08.2023.

(vi) Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 by Tahsildar, Hingna in Rev. Case No. 08/NAP-34/Prastu-1/2023-2024 dt. 14.09.2023.

03. 7/12 Digital downloaded Patwari bearing Halka No. 6, vide Ferfar No. 4, 941, 942, 3833, 5369 dt. 09.10.2023.

04. Search report for more than 30 years from 1984 till 2023.

02. 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 M/S GREEN CITY DEVELOPERS, {PAN : AAXFG6729P}, a registered partnership concern having registered Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001 for the Middle portion of land of Kh. No. 184 is clear, marketable and without any encumbrances.

Description of Property	Owner
ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR	Agreed to be purchased by Registered agreement To Sell by M/S GREEN CITY DEVELOPERS, Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001



Qualifying comments/ remarks if any

The Title of M/S GREEN CITY DEVELOPERS is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S GREEN CITY DEVELOPERS, on the land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR is enclosed herewith as annexure.

Encl : Annexure
Date: 25.10.2023



Adv. Sandeep Khedkar
Advocate.



FORMAT - A

(CIRCULAR No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "EARTH PARK" to be developed on ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR and owned by M/S GREEN CITY DEVELOPERS, {PAN : AAXFG6729P}, a registered partnership concern having registered Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001. Our Findings are as under:

01. That, originally the said land bearing old Survey No. 79/8, admeasuring 4.05 H.R., was owned by Shri Pandurang Morbaji Hulke, Shri Kashinath Morbaji Hulke and Shri Manikrao Morbaji Hulke having been purchased from Shri Morba sao Kalusao Karajnikar and Shri Narendra Morbasao Karanjikar by Sale Deed dt. 02.06.1973 registered with Joint Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 2387 dt. 02.06.1973 as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, under the consolidation proceedings carried out in the Village Waddhamana, the said old Kh. Survey Number was consolidated and New Kh. Survey No. 184 (Gat No. 176), admeasuring about 4.05 H. R. was given to the said land.



03. That, partition in respect of family properties took place between Shri Pandurang Morbaji Hulke, Shri Kashinath Morbaji Hulke and Shri Manikrao Morbaji Hulke and under the said partition the land bearing New Kh. No. 184 was fallen in the share of Shri Manikrao Morbaji Hulke and his name was mutated as the owner of the said land vide Ferfar No. 942 dt. 30.08.2001.

04. That, said Shri Manikrao Morbaji Hulke sold the Western portion of the said land admeasuring about 0.81 H.R. to Shri Naresh Vitthalrao Bachale by registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 549 dt. 05.02.2016 and the name of Shri Naresh Vitthalrao Bachale is mutated as the owner of the said land admeasuring about 0.81 H.R. and said Shri Manikrao Morbaji Hulke remained the owner of the land admeasuring about 3.24 H.R. being eastern portion of Kh. No. 184.

05. That, said Shri Manikrao Morbaji Hulke expired on 28.11.2019 and as per his Last Will and Testament dt. 22.07.2016 registered with Sub Registrar, Hingna at Book No. 3 at Sr. No. 3189 dt. 22.07.2016 he bequeathed the said property to his sons (a) Shri Nagorao Manikrao Hulke, (b) Shri Bhagwan Manikrao Hulke, (c) Shri Vikram Manikrao Hulke, (d) Shri Vishal Manikrao Hulke, (e) Shri Sunil Manikrao Hulke and (f) Shri Chandrabhan Manikrao Hulke and the names of the said Legatee, were mutated in revenue records as the co-owners of the said land admeasuring about 3.24 H.R. vide Ferfar No. 5369 dt. 22.12.2022.

06. That, said (a) Shri Nagorao Manikrao Hulke, (b) Shri Bhagwan Manikrao Hulke, (c) Shri Vikram Manikrao Hulke, (d) Shri Vishal Manikrao Hulke, (e) Shri Sunil Manikrao Hulke and (f) Shri Chandrabhan Manikrao Hulke, agreed to sell land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., out of land bearing Kh. Survey No. No. 184 to M/s Green City Developers, by Agreement To Sell dt. 09.10.2023 registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 8297 dt. 09.10.2023.

07. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.



08. That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said Middle portion of land of Kh. No1. 84, admeasuring about 2.72.00 He.Aar.Sq.Mtrs. i.e. 27200.00 Sq. Mtrs. vide approval for Residential Lay out by Executive Engineer, Nagpur Metropolitan Region development authority vide Approval No. : NMRDA/LT/2023/APL/00130 dt. 18.08.2023.

09. That, The Tahsildar, Hingna in Rev. Case No. 08/NAP-34/Prastu-1/2023-2024 dt. 14.09.2023 granted Sanad / passed Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non agricultural user i.e. Residential purposes for the land admeasuring about 2.721515 H.R. i.e. 27215.15 Sq. Mtrs. since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

10. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

11. We have taken the search in respect of the aforesaid property from the records of Patwari, Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/>. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "EARTH PARK" situated on land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. out of land bearing Kh. Survey No. No. 184, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR is now owned by M/S GREEN CITY DEVELOPERS, as stated here-in-above.

Any other Litigation, if any. : N.A.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE



