

Sunil S. Shinde

B.Sc. B.Ed. LL.M.

ADVOCATE

Office Address : S-14, Samrudhhi Apart., Saraswati Vihar Complex, Nr. Lohar, Samaj Bhavan, Rama Nagar,
Beltarodi Road, Nagpur - 440027
Mobile No. : 9545125288, 9420893617
E Mail : adv_sunilshinde@rediffmail.com

FORMAT - A
(Circular - 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with Respect to All that piece and parcel of land bearing Kh. No. 42/1/A admeasuring 0.37 HR (3700 Sq. Mtr.) of Mouza-Jamtha, bearing P.H.No. 42, situated within the limits of Village Jamtha in Tahsil Nagpur (Rural) and District Nagpur (hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of **Mrs. Rashmi Mahendra Sarda**, Nagpur and following documents i.e.

1) Description Of The Property :

All that piece and parcel of land bearing **Kh. No. 42/1/A** admeasuring **0.37 HR (3700 Sq. Mtr.)** of **Mouza-Jamtha**, bearing **P.H.No. 42**, situated within the limits of Village Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under.

On the East : Kh. No. 42/1,
On the West : Nallha,
On the North : Kh. No. 40,
On the South : Kh. No. 43..

2) Document Of The Allotment Of Plots :- Registered Gift Deed executed by Shri. Mahendra Manohar Sarda in favour of Mrs. Rashmi Mahendra Sarda, same was duly registered in the office of Sub-Registrar Nagpur-7, at Sr. No. 9922/2022, dated 01.11.2022.

3) 7/12 Extract or property card issued by by Talathi/Patwari of Mouza- Jamtha, dated 04.07.2023 as per the Mutation Entry No. 7427, Dated 26.11.2022:

4) Search Report For 30 Years From 16.12.1991 Till 16.12.2022 and 01.01.2022 till 26.12.2023

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **Mrs. Rashmi Mahendra Sarda** is clear, marketable, and without any encumbrances.

OWNER OF THE LAND : **Mrs. Rashmi Mahendra Sarda**

Qualifying Comments/Remark (if any) : **NA**

3/- The report reflecting the flow of the title of the **Mrs. Rashmi Mahendra Sarda** on the said land is enclosed herewith as Annexure.

Encl. : Flow of the title of the present owners of the property

NAGPUR
Date : 26.12.2023

Sunil S.
Shinde

Digitally signed by Sunil
S. Shinde
Date: 2023.12.27
13:14:02 +05'30'
Sunil S. Shinde
Advocate

Sunil S. Shinde

B.Sc. B.Ed. LL.M.

ADVOCATE

Office Address : S-14, Samrudhhi Apart., Saraswati Vihar Complex, Nr. Lohar, Samaj Bhavan, Rama Nagar,
Beltarodi Road, Nagpur – 440027
Mobile No. : 9545125288, 9420893617
E Mail : adv_sunilshinde@rediffmail.com

ANNEXURE

FORMAT - A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) That originally, all that piece and parcel of land bearing Kh. No. 22/1 admeasuring 3.94 HR belongs to 1) Shri. Ganpat Narayan Dhage, 2) Shri. Waman Paikui Dhage, 3) Shri. Suresh Paikui Dhage, 4) Sau. Chandrabhagabai Mahadeo Gandhare, 5) Smt. Mirabai Ramuji Rokade, 6) Smt. Kalpana Vinod Patil, 7) Sitabai Natthuji Watmode, 8) Smt. Swaraswatibai Uttamrao Hattwar, 9) Smt. Bhagrathabai Paikui Dhage, 10) Shri. Dilip Ramaji Kamble Kathane, 11) Shri. Baban Ramji Kathane, 12) Smt. Chabu Sheshrao Chaple, 13) Smt. Tulsa Madukar Chaple 14) Shri. Dhaondba Maroti Dhage, 15) Shri. Gajanan Maroti Dhage, 16) Shri. Madhukar Maroti Dhage, 17) Smt. Girjabai Laxman Bhende, 18) Smt. Shewantabai Annaji Charde, 19) Smt. Gyabai Iswarlal Bondre, 20) Smt. Shakuntala Hemraj Dongre, 21) Shri. Chandrabhan Buttuji Dhage, 22) Shri. Suryabhan Buttuji Dhage, 23) Shri. Santosh Buttuji Dhage, 24) Shri. Puroshottam Buttuji Dhage, 25) Shri. Narayan Buttuji Dhage, 26) Smt. Kamlabai Gajanan Hatwar, 27) Smt. Baby Rukhchand Surkar, 28) Smt. Saraswati Govindrao Akare, 29) Smt. Hira @ Nanda Dashrath Maske, 30) Shri. Ramkrishan Tulshiram Dhage, 31) Shri. Bhaurao Tulshiram Dhage, 32) Shri. Yaswanta Tulshiram Dhage, 33) Smt. Suman Danyaneshwar Belkhode, 34) Smt. Vatsalabai Shankarrao Raghatate, 35) Smt. Mirabai Chunnalal Bawankar, 36) Smt. Parwati Tulshiram Dhage, 37) Smt. Sakhubai @ Parwatabai Narayan Ashtankar, 38) Smt. Rukhamabai @ Chandrabhaga Jangluji Tapare, 39) Smt. Nusabai @ Parwatabai Kashinath Tadas, 40) Shri. Tukaram Bhiwaji Bhole, 41) Shri. Bhojraj Sakham Bhole, 42) Smt. Kalpana Yadavrao Charde, 43) Smt. Gopika Ashok Chute, 44) Smt. Sangeeta Ishwar Hatwar, 45) Shri. Gopal Govindrao Kathane, 46) Shri. Rangarao Govindrao Kathane, being their ancestral property.
- 2) That during the re-survey and re-measurement carried out and undertake by the Government, the Original Kh. No. 22/1 admeasuring 3.94 HR re-numbered as Kh.No. 42 and during its re-measurement its area was increased which was recorded as 4.14 HR and accordingly same was recorded in the names of aforesaid owners.
- 3) That 1) Sau. Chandrabhagabai Mahadeo Gandhare, 2) Smt. Mirabai Ramuji Rokade, 3) Smt. Sitabai Natthuji Watmode, 4) Smt. Swaraswatibai Uttamrao Hattwar, 5) Smt. Kalpana Vinod Patil, 6) Smt. Bhagrathabai Paikui Dhage, 7) Shri. Dilip Ramji Kathane, 8) Shri. Baban Ramji Kathane, 9) Smt. Chabu Sheshrao Chaple, 10) Smt. Tulsa Madukar Chaple, thereafter relinquished their undivided share of the aforesaid property in favour of Shri. Waman Paikui Dhage & Shri. Suresh Paikui Dhage, by executing a Registered Relinquishment Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr.No.7514/2005, dated 28/02/2005.
- 4) That Shri. Ganpat Narayan Dhage, thereafter executed a registered Power of Attorney thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr.No. 3808/2005, dated 13/12/2005.
- 5) That 1) Shri. Chandrabhan Buttuji Dhage, 2) Shri. Suryabhan Buttuji Dhage, 3) Shri. Santosh Buttuji Dhage, 4) Shri. Puroshottam Buttuji Dhage, 5) Shri. Narayan Buttuji Dhage, 6) Smt. Kamlabai Gajanan Hatwar, 7) Smt. Baby Rukhchand Surkar, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 3856/2005, dated 15/12/2005.
- 6) That 1) Shri. Dhondba Maroti Dhage, 2) Shri. Gajanan Maroti Dhage, 3) Shri. Madhukar Maroti Dhage, 4) Smt. Girjabai Laxman Bhende, 5) Smt. Shewantabai Annaji Charde, 6) Smt. Gyabai Iswarlal Bondre, 7) Smt. Shakuntala Hemraj Dongre, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr.No. 3932/2005, dated 17/12/2005.
- 7) That 1) Smt. Parwati Tulsiram Dhage, 2) Shri. Ramkrishan Tulsiram Dhage, 3) Shri. Yaswanta Tulsiram Dhage, 4) Smt. Suman Danyaneshwar Belkhede, 5) Smt. Vatsalabai Shankarrao Raghatate, 6) Smt. Mirabai Chunnalal Bawankar, thereafter executed a registered Power of Attorney, thereby constituted and nominated, same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr.No. 4071/2005, dated 22/12/2005.

- 8) That Shri. Bhaurao Tulsiram Dhage, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr.No. 4085/2005, dated 23/12/2005.
- 9) That 1) Shri. Bhojraj Sakham Bhole, 2) Smt. Kalpana Yadavrao Charde, 3) Smt. Gopika Ashok Chute, 4) Smt. Sangeeta Ishwar Hatwar, 5) Shri. Chattrapal Govindrao Kathane, 6) Shri. Rangarao Govindrao Kathane, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 399/2006, dated 17/01/2006.
- 10) That Smt. Saraswati Govindrao Akare, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 2, at Sr.No.831/2006, dated 03/02/2006.
- 11) That Smt. Hira @ Nanda Dasrath Maske, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No. 832/2006, dated 03/02/2006.
- 12) That Shri. Waman Paikui Dhage, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No. 1945/2006, dated 20/03/2006.
- 13) That 1) Smt. Sakhubai @ Parwatabai Narayan Ashtankar, 2) Smt. Rukhamabai @ Chandrabhaga Jangluji Tapare, 3) Smt. Nusabai @ Parwatabai Kashinath Tadas, thereafter executed a registered Power of Attorney, thereby constituted and nominated Shri. Sheshrao Narayan Ashtankar, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 1724/2006, dated 23/03/2006.
- 14) That Shri. Arunkumar Shrigopal Banka and Shri. Harsh Arunkumar Banka thereafter, executed a registered Power of Attorney, thereby constituted and nominated Shri. Gunwant Baliram Giradkar, the said Power of Attorney, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 5666/2006, dated 16/10/2006.
- 15) That 1) Shri. Ganpat Narayan Dhage, 2) Shri. Waman Paikui Dhage, 3) Shri. Dhaondba Maroti Dhage, 4) Shri. Gajanan Maroti Dhage, 5) Shri. Madhukar Maroti Dhage, 6) Smt. Girjabai Laxman Bhende, 7) Smt. Shewantabai Annaji Charde, 8) Smt. Gyabai Iswarlal Bondre, 9) Smt. Shakuntala Hemraj Dongre, 10) Shri. Chandrabhan Buttuji Dhage, 11) Shri. Suryabhan Buttuji Dhage, 12) Shri. Santosh Buttuji Dhage, 13) Shri. Puroshottam Buttuji Dhage, 14) Shri. Narayan Buttuji Dhage, 15) Smt. Kamlabai Gajanan Hatwar, 16) Smt. Beby Rukhchand Surkar, 17) Smt. Saraswati Govindrao Akare, 18) Smt. Hira @ Nanda Dashrath Maske, 19) Shri. Yaswanta Tulsiram Dhage, 20) Smt. Suman Danyaneshwar Belkhode, 21) Smt. Vatsalabai Shankarrao Raghatate, 22) Smt. Mirabai Chunnilal Bawankar, 23) Smt. Parwati Tulsiram Dhage, 24) Shri. Bhaurao Tulsiram Dhage, 25) Shri. Bhojraj Sakham Bhole, 26) Smt. Kalpana Yadavrao Charde, 27) Smt. Gopika Ashok Chute, 28) Smt. Sangeeta Ishwar Hatwar, 29) Shri. Chattrapal Govindrao Kathane, 30) Shri. Rangarao Govindrao Kathane, all acting through their Power of Attorney Shri. Sheikh Hassan Ulla Sheikh Rahamat Ulla, had sold out the land admeasuring 2.82 HR out of the 4.14 HR, being an Eastern Portion of land bearing Kh.No. 42 to Shri. Arunkumar Shrigopal Banka and Shri. Harsh Arunkumar Banka, by executing a Registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 4553/2006, dated 02/09/2006, and accordingly the said Kh. No. 42 was divided and the portion admeasuring 2.82 HR was then renumbered as Kh. No. 42/2 and recorded in the names of Shri. Arunkumar Shrigopal Banka and Shri. Harsh Arunkumar Banka, however the remaining land was then renumbered as Kh. No. 42/1 admeasuring 1.32 HR.
- 16) That during the course of time Shri.Tukaram Bhiwaji Bhole had left to heavenly abode on 05.01.2007 and consequently upon his death, his share in the aforesaid property devolved upon his following legal heirs namely 1) Shri. Ishwar Tukaram Bhole, 2) Shri. Motilal Tukaram Bhole, 3) Shri. Sanjay Tukaram Bhole, 4) Shri. Vishnu Tukaram Bhole, 5) Sau. Sumitra Chandrashekhar Patil, 6) Sau. Vidya Vinayak Tumde, 7) Smt. Gunabai Tukaram Bhole 8) Sau. Shashibai Sadashiv Ragit and accordingly their names were duly mutated in the 7/12 extract vide mutation entry No. 769, dated 11.07.2007.
- 17) That Shri. Arunkumar Shrigopal Banka and Shri. Harsh Arunkumar Banka, thereafter sold out the land bearing KH. No. 42/2 admeasuring 2.82 HR to M/s. Grace Realities (India) Pvt. Ltd, through its Director Shri. Bharat Mohonar Magar, by executing a Registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 5557/2008, dated 16/10/2008.
- 18) That in the same like manner 1) Shri. Suresh Paikui Dhage, 2) Smt. Sakhubai Narayan Ashtankar, 3) Shri. Ishwar Tukaram Bhole, 4) Shri. Motilal Tukaram Bhole, 5) Shri. Sanjay Tukaram Bhole, 6) Shri. Vishnu Tukaram Bhole, 7) Sau. Sumitra Chandrashekhar Patil, 8) Sau. Vidya Vinayak Tumde, 9) Smt. Gunabai Tukaram Bhole, 10) Smt. Rukhamabai Jangluji Tapare, 11) Smt. Nusabai Kashinath Tadas, 12) Sau. Shashibai Sadashiv Ragit, Sr. No. 2, 10 and 11 acting through their Power of Attorney Shri. Sheshrao Narayan Ashtankar, had sold out the land admeasuring 1.32 HR out of the 4.14 HR bearing KH. No. 42/1 to M/s. Grace Realities (India) Pvt. Ltd, through its Director Shri. Bharat Mohonar Magar, by executing a Registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 5558/2008, dated 16/10/2008.

- 19) That by virtue of the aforesaid two Sale Deeds, dated 16/10/2008, M/s. Grace Realities (India) Pvt. Ltd, through its Director Shri. Bharat Mohonar Magar, became the sole absolute owner of the entire land bearing KH. No. 42/1 admeasuring 1.32 HR and 42/2 admeasuring 2.82 HR and accordingly its name was duly mutated in the 7/12 Extracts as the absolute owner thereof.
- 20) That the aforesaid owner thereafter executed a Registered Lease in respect of the land bearing KH.No. 42/1 thereby lease out the said property to Sau. Babita Kishan Agrawal, by executing a Registered Lease Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr.No. 10555/2018, dated 29/11/2018.
- 21) That M/s. Grace Realities (India) Pvt. Ltd, through its Director Shri. Bharat Mohonar Magar, thereafter sold out the aforesaid land bearing Kh. No. 42/1 admeasuring 1.32 HR to Shri. Mahendra Manohar Sarda, by executing a Registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6977/2019, dated 05/08/2019.
- 22) That the lease Deed, dated 29/11/2018, was cancelled by the parties to that deed by executing a Registered Cancellation Deed, which was by and in between M/s. Grace Realities (India) Pvt. Ltd, through its Director Shri. Bharat Mohonar Magar in Favour of Sau. Babita Kishan Agrawal, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2077/2020, dated 12/03/2020.
- 23) That Shri. Mahendra Manohar Sarda thereafter applied for remeasurement, amalgamation and correction of map in respect of land bearing Kh. No. 55, 56, 57, 58, 59, 60, (New Kh. No. 42) of Mouza-Jamtha, bearing PH No. 42 vide application dated 30.01.2020.
- 24) That during the remeasurement the land admeasuring 0.37 HR was increased on site without any claimed from the adjacent land owners.
- 25) That during the course of time the Sub-Divisional Officer Nagpur had conducted the necessary enquiry in revised area as per the remeasurement and upon conducting the necessary enquiry, the Sub-Divisional officer, Nagpur by its order dated 31.05.2022 passed in Rev. Case No. SV-23/SR-250/2022 had directed take the necessary mutation entry.
- 26) That as per the remeasurement the area of Kh. No. 42/1 admeasuring 1.32 HR was increased 1.69 HR and as the name of Shri. Mahendra Manohar Sarda has been already recorded in the 7/12 extract in respect of Kh No. 42/1 admeasuring 1.32 HR and the additional area admeasuring 0.37 HR has been recorded separately as Kh. No. 42/1/A in the name of Shri. Mahendra Manohar Sarda vide mutation entry No. 7100, dated 20.09.2022.
- 27) That Shri. Mahendra Manohar Sarda thereafter executed the registered Gift Deed in respect of Kh. No. 42/1/A admeasuring 0.37 HR in favour of Mrs. Rashmi Mahendra Sarda, the said Gift Deed was duly registered in the office of Sub-Registrar Nagpur-7, at Sr. No. 9922/2022, dated 01.11.2022.
- 28) That the aforesaid transaction was duly recorded in the records of Right i.e. in 7/12 extract and the name of Mrs. Rashmi Mahendra Sarda has been duly recorded as the sole and absolute owner of the land bearing Kh. No. 42/1/A, admeasuring 0.37 HR.
- 29) That the aforesaid owner had decided to develop the aforesaid entire land by demarcating a residential layout thereon and accordingly prepared a proposed layout plan which was tentavely sanctioned and approved for NA and Demarcation purpose by Nagpur Metropolitan Region Development Authority vide its approval No. NMRDA/LT/2023/APL/00165, dated 12.09.2023.
- 30) That further the aforesaid entire land was pleased to converted for Non-Agrictural use by the order passed by Tahasildar Nagpur (Rural) in Rev. Case No. 37/NAP-34/2023-2024, dated 04.10.2023.

Sr. No.

- 1) The 7/12 extract of the respective Khasras is in the name of present owners, i.e. **Mrs. Rashmi Mahendra Sarda.**
- 2) Mutation Entry Numbers **No. 7427, dated 01.11.2022.**
- 3) Search Report for 30 years from **16.12.1991 Till 16.12.2022 and 01.01.2022 till 26.12.2023** taken from the Sub-Registrar office at Nagpur Rural, Nagpur vide GRN No. **MH012281640202223E dated 16.12.2022 and GRN No. MH012970355202324E, dated 26.12.2023**
- 4) Any other relevant Title : NA
- 5) Litigation if any : NA

NAGPUR
Date : 26.12.2023

Sunil S. Shinde
Digitally signed by
Sunil S. Shinde
Date: 2023.12.27
13:14:27 +05'30'
Sunil S. Shinde
Advocate