

KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

To,
Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Khasara No. 216/217/1/1, admeasuring 0.20 H. R. and as per Regularization Letter of Besa-Pipla Nagar Panchayat admeasuring 1829.27 Sq. Mtrs., of Mouza - Pipla, P. H. No. 38, Class - 1, Revenue Rs. 14.73/-, Account No. 1834, Nagar Panchayat Pipla, within the limits of (Metro Region) Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under :-

On the East by	:	9 Mtrs. Road
On the West by	:	Kh. Nos. 216/217 (Part)
On the North by	:	Kh. No. 214
On the South by	:	9 Mtrs. Road

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of **SHRI GAJANAN BUILDERS & DEVELOPERS, NAGPUR** and following documents

i) **Description of Property**

All that piece and parcel of land bearing Khasara No. 216/217/1/1, admeasuring 0.20 H. R. and as per Regularization Letter of Besa-Pipla Nagar Panchayat admeasuring 1829.27 Sq. Mtrs., of Mouza - Pipla, P. H. No. 38, Class - 1, Revenue Rs. 14.73/-, Account No. 1834, Nagar Panchayat Pipla, within the limits of (Metro Region) Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under :-

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On the North by	:	Kh. No. 214
On the South by	:	9 Mtrs. Road



ii) The Document i.e. Agreement of Development of the aforesaid property :

Khasara No.	Date	S.R.O. No.	Registration No.
216/217/1/1	1/07/2014	07	3828

The Document sale deed of the aforesaid property :

Khasara No.	Date	S.R.O. No.	Registration No.
216/217/1/1	25/07/2023	07	7697-2023

iii) 7/12 Extract down loaded on 27/11/2023.

2)

Khasara No.	Mutation No.	Mutation Date
216/217/1/1	1544	13/03/2010
216/217/1/1	4076	08/09/2023

iv) Search Report of 30 Years from 27/11/1994 to 28/11/2023.

2) 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 the owner **SHRI GAJANAN BUILDERS & DEVELOPERS** is clear, marketable and without any encumbrances.

Owner of the Land : **SHRI GAJANAN BUILDERS & DEVELOPERS**

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure



[Handwritten signature]

Dated - 28/11/2023

(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract down loaded on 27/11/2023.

2)

Khasara NO.	Mutation No.	Mutation Date
216/217/1/1	4076	08/09/2023

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2023 vide MTR No. MH011429846202324E dated 24/11/2023 and have inspected the relevant records of the said property.

i) That, **SHRI GAJANAN BUILDERS & DEVELOPERS**, a partnership firm having its office at 312, Jawahar Nagar, Nagpur, **PAN. ACHFS 5757 K** acting through its Partners :1) **SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE**, 2) **SHRI ANIL S/O MAHADEORAO NASARE**, 3) **SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR**, 4) **SHRI DILIP S/O JADHAORAOJI MATHANKAR**, is the absolute owner of all that piece and parcel of land bearing Khasara No. 216/217/1/1, admeasuring 0.20 H. R. and as per Regularization Letter of Besa-Pipla Nagar Panchayat admeasuring 1829.27 Sq. Mtrs., of Mouza - Pipla, P. H. No. 38, Class - 1, Revenue Rs. 14.73/-, Account No. 1834, Nagar Panchayat Pipla, within the limits of (Metro Region) Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under :-

On the East by : 9 Mtrs. Road
On the West by : Kh. Nos. 216/217 (Part)
On the North by : Kh. No. 214
On the South by : 9 Mtrs. Road



ii) That the 1) SHRI KASHINATH Alias KASHIRAM S/O SHAMRAO KADASNE, 2) SMT. KUSUM WD/O DAMODHAR KADASNE, 3) SHRI VISHWAS S/O DAMODHAR KADASNE, 4) SHRI VIRAM S/O DAMODHAR KADASNE, 5) MISS. KANCHAN D/O DAMODHAR KADASNE, acquired the aforesaid Khasara Nos. 216 / 217/1/1 admeasuring 0.20 Hectors by virtue of inheritance. Herein after called as original owner AND

iii) That The Original Owner entered in to an agreement with SHRI ANIL S/O BHAIYYAJI RAUT, and SHRI RAJENDRA S/O PANDURANGJI BORATE in respect of the said property but they could not continue the said Agreement.

iv) That , the Original Owners and 1) Shri Anil Bhaiyyaji Rauat 2) Rajendra Pandurangji Borate entered in to an Agreement of Development with the M/S. RADHAKRISHNA DEVELOPERS on 01/07/2014 which is registered on the same date in the office of Sub - Registrar, Nagpur No. 7, having Registration No. 3828 - 2014. AND

v) That the M/S. RADHAKRISHNA DEVELOPERS has paid total agreed amount to the Shri Anil Bhaiyyaji Rauat a receipt whereof he has acknowledged. That M/S. RADHAKRISHNA DEVELOPERS has paid to SHRI RAJENDRA S/O PANDURANGJI BORATE and the Balance amount the Owner to the SHRI RAJENDRA S/O PANDURANGJI BORATE as mentioned in mode of payment, as such the M/S. RADHAKRISHNA DEVELOPERS and the Owner has paid total agreed amount to the SHRI RAJENDRA S/O PANDURANGJI BORATE a receipt whereof he has acknowledged.

vi) That, the M/S. RADHAKRISHNA DEVELOPERS and SHRI RAJENDRA S/O PANDURANGJI BORATE could not continue the sale agreement of Development as such the Original Owners and M/S. RADHAKRISHNA DEVELOPERS and SHRI RAJENDRA S/O PANDURANGJI BORATE decided to sale the said land to the prospective Purchaser.

vii) the Original Owners Applied for Release the said property as such Besa-Pipla Nagar Panchayat Released the said property by Virtue of Regularization Letter Dt. 06/07/ 2023 having permit No. 467 in case No. 202306221.



viii) That the Original Owner and Consenter M/S. RADHAKRISHNA DEVELOPERS and SHRI RAJENDRA S/O PANDURANGJI BORATE sold the said property to the Present Owner SHRI GAJANAN BUILDERS & DEVELOPERS, a partnership firm having its office at 312, Jawahar Nagar, Nagpur, PAN. ACHFS 5757 K acting through its Partners :1) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE, 2) SHRI ANIL S/O MAHADEORAO NASARE, 3) SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR, 4) SHRI DILIP S/O JADHAORAOJI MATHANKAR, by virtue of registered sale deed which is executed on 24/07/2023 and registered in the office of Sub Registrar Nagpur No. 7 on 25/07/2023 having Registration No.7697-2023.

ix) That, the Owner have to construct a multi-storied building known & styled as " SHREE GAJANAN VIHAR IV" consisting of various self contained apartments therein over the said plot of land.

x) That the Owner got the sanctioned building plan vide building permit No. जा. क. न. प. दे. वि./बांध.पर./1306/2023 dt. 06/11/2023 issued by office of Nagar panchayat besa-pipla Tah. Nagpur Dist. Nagpur.

4) Any other relevant title --- That, the present owner issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

5) Litigation , if any --- No



Dated - 28/11/2023

(ADV. K. S. GAUTAM)

