

FORM A

Date : 03.01.2024

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

Maha RERA,
Administrative Building No. 1,
Civil Lines, Nagpur – 440001.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR.

1. I have investigated the title of the said land on the request of **SHRI. ANKIT S/o PANKAJ DALMIA**, R/o. Plot No. 8, Shyam Kunj, Near Sitaram Mandir, Sai layout, Raj Nagar, Nagpur, on the basis of the following documents :

i) Description of Property :

ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways,

Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari(Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR.

- ii) The Document of Ownership of Khasara / Survey / Gat No. 3/1
 - a) 7/12 Extracts issued by Talathi, Zari (Rathi), Nagpur Rural.
 - b) Sale Deed Dated 10-07-2008, which is duly registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1, at Serial No. NGN- 7/4153/2008, executed by namely (i) Smt. Lilabai Tatoba Dhakane, (ii) Shri. Dilip Tatoba Dhakane, (iii) Shkri. Rashtrapal Tatoba Dhakane, (iv) Shri. Gautam Tatoba Dhakane, (v) Mrs. Sudharma Munna Barman and (vi) Mrs. Kumud Namdeo Gawande in favor of to (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla).
 - c) Sale Deed Dated 25-11-2021, Registered in the Office of the Sub Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No. NGN-GRA-10/13571/201, executed by (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla) in favor of (i) Shri. Laksh Sanjay Agrawal and (ii) Shri. Lavesh Sanjay Agrawal.
 - d) Order Dated 14-03-2023 passed in Revenue Case No. 07/S.R.V.-43/2022-23, thereby the entire land bearing Survey/Khasra/Gut No. 3, having total area of 3.44 Hectares, was sub-divided, into Kh. No. 3/1 Southern portion and Kh. No. 3/2 Northern Portion, admeasuring about 1.72 Hr. each.
 - e) Sale Deed Dt. 30.11.2023, Registered on 04.12.2023, in the office of the Sub-Reg. Nagpur – 10, at Sr. No. 9009, executed by **Shri. Laksh Sanjay Agrawal, in favor of SHRI. ANKIT S/o PANKAJ DALMIA, in respect of Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares.**

f) Non Agricultural Land Use Order Dated 01.01.2024, passed by the
Learned Tahsildar, Nagpur Gramin, in respect of Kh. No. 3/1.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the set property some of the opinion that their title of owner/promoter is clear marketable and without any encumbrances.

Owner of land:

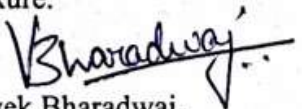
ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari(Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR.	SHRI. ANKIT S/o PANKAJ DALMIA, Aadhar No. 516823049694, R/o. Plot No. 8, Shyam Kunj, Near Sitaram mandir, Sai layout, Raj nagar, Nagpur – 440013.
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Qualifying comments / remarks if any:

The title of Shri. Ankit Pankaj Dalmia on the above mentioned land is good valid marketable and absolute.

3. The report reflecting the flow of title of said Shri. Ankit Pankaj Dalmia on the above mentioned property is enclosed here with as annexure.

Enclosure : Annexure
Date 03.01.2024


Vivek Bharadwaj,
Advocate

VIVEK BHARADWAJ
ADVOCATE
502, Swami (A) Apts.,
Ramdaspath, Nagpur-440010
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ANNEXURE

FLOW OF TITLE OF THE SAID LAND

1. Property card (712 extracts) issued by the Talathi, Zari (Rithi), Nagpur rural as on date of application for registration :

The name of MR. Ankit Pankaj Dalmia is recorded on the property cards (7/12 extracts) issued by the Talathi, Zari (Rithi), Nagpur Rural, in respect of the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR.

2. Search report for 30 years from 1994 – 2023 data available on website of the registration department Kumar revenue department and document provided to us.

Khasra No. 3/1 :

- i. That it is seen from the revenue records that as per 712 extracts in the year 9495 the property comprising entire Agricultural Land bearing Survey / Khasra / Gut No. 3 of MOUZA – ZARI (RITHI), P.S.K. 73, having an area of 3.44 Hectares, Rental Rs. 7.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 21 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belong to Shri TATOBA MAHADEO DHAKANE as recorded absolute owner thereof being his separate ancestral property and the same is recorded in the revenue records.

- ii. The said Shri. Tatoba Mahadeo Dhakane, left for heavenly abode on 25-01-1999 and consequent upon his demise, his aforesaid property devolved upon his widow Smt. Lilabai Tatoba Dhakane, Three Sons namely (i) Shri. Dilip Tatoba Dhakane, (ii) Shkri. Rashtrapal Tatoba Dhakane & (iii) Shri. Gautam Tatoba Dhakane and two daughters namely (i) Mrs. Sudharma Munna Barman & (ii) Mrs. Kumud Namdeo Gawande jointly by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 127 dated 15-11-2000;
- iii. Thereafter, the above-mentioned Co-Owners namely (i) Smt. Lilabai Tatoba Dhakane, (ii) Shri. Dilip Tatoba Dhakane, (iii) Shkri. Rashtrapal Tatoba Dhakane, (iv) Shri. Gautam Tatoba Dhakane, (v) Mrs. Sudharma Munna Barman and (vi) Mrs. Kumud Namdeo Gawande jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3 of MOUZA – ZARI (RITHI), P.S.K. 73, having an area of 3.44 Hectares, Rental Rs. 7.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 40 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla), by a Sale Deed Dated 10-07-2008, which is duly registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1, at Serial No. NGN-7/4153/2008 on even date. Thus, the said Haji Farooque Jikar Kachhi & Miss. Farhana Haji Farooque Kachhi (Bawla) duly mutated their names into the Revenue Records vide Ferfar Entry No. 509A dated 12-08-2008, as the absolute and marketable owners thereof.
- iv. In the same manner, the above said (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla) jointly

transferred/sold the entire above mentioned property to (i) Shri. Laksh Sanjay Agrawal and (ii) Shri. Lavesh Sanjay Agrawal, by Registered Sale Deed Dated 25-11-2021, Registered in the Office of the Sub Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No.NGN-GRA-10/13571/201. The above sale transaction is also duly mutated into the revenue records and the same is in order.

- v. The above mentioned (i) Shri. Laksh Sanjay Agrawal and (ii) Shri. Lavesh Sanjay Agrawal, together applied to the Nayab Tahsildar, Nagpur (Rural) for sub-division of land in accordance to their respective separate possession and to make separate 7/12 Extract of the aforesaid property. Accordingly, pursuant to Section 85 of the Maharashtra Land Revenue Code, 1966, the Nayab Tahsildar, Nagpur (Rural) vide Order Dated 14-03-2023 passed in Revenue Case No. 07/S.R.V.-43/2022-23 partition the aforesaid property in between them.
- vi. In terms of the said Order Dt. 14.03.2023, the land admeasuring 1.72 Hectares comprising Southern Portion out of the aforesaid entire land bearing Survey/Khasra/Gut No. 3, having total area of 3.44 Hectares fallen to the exclusive share of Shri. Laksh Sanjay Agrawal absolutely forever having heritable transferable rights therein. Thus, the said portion of land is now identified as Survey/Khasra/Gut No. 3/1, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly held in Occupancy Class-1 Rights, Khate No. 1171. In the same manner, the land admeasuring 1.72 Hectares comprising Northern Portion out of the aforesaid entire land bearing Survey/Khasra/Gut No. 3, having total area of 3.44 Hectares fallen to the exclusive share of Shri. Lavesh Sanjay Agrawal absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey/Khasra/Gut No. 3/2, having an area of 1.72 Hectares, Rental Rs. 4 Yearly, held in Occupancy Class-1 Rights, Khate No. 1172. The above mentioned development is duly recorded in the

mutation entry / revenue records vide Ferfar Entry No. 1458 dated 09-06-2023;

- vii. Thereafter, the above mentioned absolute marketable owner i.e. of Shri. Laksh Sanjay Agrawal, being desirous of selling the Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, sold the same to SHRI. ANKIT S/o PANKAJ DALMIA, for reasonable valuable consideration, by way of a Registered Sale Deed Dt. 30.11.2023, Registered on 04.12.2023, in the office of the Sub-Reg. Nagpur – 10, at Sr. No. 9009. Thus, the said Mr. Ankit Pankaj Agrawal became the absolute marketable owner thereof and has also duly mutated his name into the relevant revenue records. The Schedule of property mentioned in the said sale deed is as follows:

SCHEDULE OF PROPERTY(AGRICULTURAL) Survey / Khasra / Gat
No. 3/1

ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari(Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire land is bounded as under:

ON THE EAST - BY SURVEY NO. 4,

ON THE WEST - BY SURVEY NO. 2,

ON THE NORTH - BY SURVEY NO. 3/2,

ON THE SOUTH - BY ROAD.

- viii. That in pursuance of government notification dated 5/1/2017 the State Government has included Section 42 GB and 42 K by amending Section 42 and 42 a of the Maharashtra land Revenue Code, 1996, wherein

provision has been made for deemed conversion for Non Agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in the form of allotment, reservation or instruction in such development plan if the conversion tax, non agricultural levy and payment of nazrana or premium or other government dues where applicable as provided in Section 2, will be deemed to have been converted and no separate permission under Section 42 or section 44 will be required for you use which is permitted under such development plan.

- ix. Thus, the Hon'ble Metropolitan Commissioner, NMRDA, Nagpur vide order Dt. 21.08.2023, in respect of Kh. No. 3/1, admeasuring about 1.72 Hr., approved the demarcation plan Land admeasuring 17200 Sq. Mtrs. out of the aforesaid entire land. Thereafter, in pursuance of Report of the Executive Engineer, Nagpur Metropolitan Regional Development Authority, Dt. 10.11.2023, the Learned Tahsildar, Nagpur Gramin, vide Order Dt. 01.01.2024, passed Non-Agricultural Land use order and sanctioned the Layout.
- x. That for the purpose of verification of title the following documents / Xerox copies relating to the properties comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / **Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A**, having an area of **1.72 Hectares**, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari(Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR are provided to me :
- a) 7/12 Extracts issued by Talathi, Zari (Rathi), Nagpur Rural.
- b) Sale Deed Dated 10-07-2008, which is duly registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1, at Serial No. NGN-

7/4153/2008, executed by namely (i) Smt. Lilabai Tatoba Dhakane, (ii) Shri. Dilip Tatoba Dhakane, (iii) Shkri. Rashtupal Tatoba Dhakane, (iv) Shri. Gautam Tatoba Dhakane, (v) Mrs. Sudharma Munna Barman and (vi) Mrs. Kumud Namdeo Gawande in favor of to (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla).

c) Sale Deed Dated 25-11-2021, Registered in the Office of the Sub Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No. NGN-GRA-10/13571/201, executed by (i) Haji Farooque Jikar Kachhi (Bawla) and (ii) Miss. Farhana Haji Farooque Kachhi (Bawla) in favor of (i) Shri. Laksh Sanjay Agrawal and (ii) Shri. Lavesh Sanjay Agrawal.

d) Order Dated 14-03-2023 passed in Revenue Case No. 07/S.R.V.-43/2022-23, thereby the entire land bearing Survey/Khasra/Gut No. 3, having total area of 3.44 Hectares, was sub-divided, into Kh. No. 3/1 Southern portion and Kh. No. 3/2 Northern Portion, admeasuring about 1.72 Hr. each.

e) Sale Deed Dt. 30.11.2023, Registered on 04.12.2023, in the office of the Sub-Reg. Nagpur – 10, at Sr. No. 9009, executed by **Shri. Laksh Sanjay Agrawal, in favor of SHRI. ANKIT S/o PANKAJ DALMIA, in respect of Survey / Khasra / Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A, having an area of 1.72 Hectares.**

f) Non Agricultural Land Use Order Dated 01.01.2024, passed by the **Learned Tahsildar, Nagpur Gramin, in respect of Kh. No. 3/1.**

(1) That, all the aforesaid documents produced before me are photocopies of certified copies. It is necessary to verify original copies in the custody of the 4 set present land owner.

- (2) That links in the title history of the last 30 years of chain of title have been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Sub Registrar of Assurances Nagpur and the Revenue Department. I have taken search of the records of the Sub Registrar's Office from the inspection book number one and day books which are kept and maintained by the office and made available to me.
- (3) While searching for the records, it was found that some records were mutilated and ton, some was incomplete and disorganised, lot of jurisdictional changes have taken place during different periods in Sub Registrar's office. It is also informed that recent index indexes are not sorted out and compiled Mouza Vise, some indexes are even yet not printed out at the Sub Registrar Office at Nagpur Rural.
- (4) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book, in Nagpur District Encumbrance Certificate is not issued by Sub Registrar Offices, in view of the above mentioned reasons, unaware unavailable records, concurrent position of Sub Registrar Office.
- (5) THAT, I have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 1994 to 2023) and manually as well by depositing necessary Search Fees in the Office of Joint Sub Registrar, Nagpur Rural 10 vide GRN No. MH013392296202324U, Dt. 03.01.2024, in the office of the Joint Sub Registrar, Nagpur (Rural)-10 only those made available out of torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The original Search fees receipts are enclosed herewith.

(6) THAT, in view of the searches made by me and subject to the compliances stated herein below, the aforesaid **Mr. Ankit Pankaj Dalmia**, is the owner of the Property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / **Gut No. 3/1 of MOUZA – ZARI (RITHI), P.S.K. 42A**, having an area of **1.72 Hectares**, Rental Rs. 3.99 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1171 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari(Rithi) in Tahsil – Nagpur (Rural) and District – NAGPUR.

(7) The said Owner **Mr. Ankit Pankaj Dalmia**, has absolute rights to develop/sale its aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various individual Plot of land out of the aforesaid project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-

(i) The present Owner/Promoter/Developer shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body/ Planning Authority.

(ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1,2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said

Authority on getting aforesaid various approvals from the
Competent Authorities empowered on that behalf.

(8) That in view of getting clarity as regards non execution of any
unregistered documents, an affidavit mentioning that no transaction of
any kind has taken place in respect of the afford set properties or plots
of land out of the proposed layout at any of the sub registrar offices or
any other place till this date, from the present owner namely Mr Ankit
Pankaj Dalmia to be obtained.

(9) THAT, it is needless to mention here that on obtaining such Sale Deed,
the prospective buyers can very well mortgage his/her/their
property/plot of land to any bank / Financial Institution, by way of
Security for repayment of such loan, if any advanced to him / her / them.

(10) Any other relevant title .

I observed that the said land is a Free hold property.

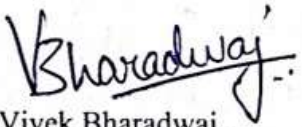
(11) Litigations if any :

During our online search I did not come across any entry of lease
pendency recorded or relating to aforesaid property.

Hence this title verification report.

Nagpur

Dt. 03.01.2024


Vivek Bharadwaj,

Advocate

VIVEK BHARADWAJ
ADVOCATE

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