. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 3/3** having **plotable/saleable area of 5532.22 Sq. Mtrs.**, Land Revenue Rs. 3.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 132 of **Mouza - WARODA**, Patwari Halka No. 41, TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**SRINIVASA ONE**", situated at Village – Waroda in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 3/3** having **plotable/saleable area of 5532.22 Sq. Mtrs.**, Land Revenue Rs. 3.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 132 of **Mouza - WARODA**, Patwari Halka No. 41, TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**SRINIVASA ONE**", situated at Village – Waroda in Tahsil – Nagpur (Rural) and District – NAGPUR and BOUNDARIES of the said **Khasra No. 3-3 :-** ON THE EAST - KHASRA NO. 2, ON THE WEST - RUI-PANJRI ROAD, ON THE NORTH - KHASRA NO. 3/2 & ON THE SOUTH - KHASRA NO. 4.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(2) The Document of allotment of plot :-

(i) Sale Deed Dated 17.01.2023 for Khasra No. 3/3 executed by (1-A) Smt. Rakhi Laxmikant Mediwar, (1-D) Smt. Shubhangi Laxmikant Mediwar, (1-B) Master Pushkar Laxmikant Mediwar, (1-C) Miss. Shrinidhi Laxmikant Mediwar, (1-E) Miss. Shreya Laxmikant Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnalata Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar, in favour of M/s. Srinivasa Builders & Developers acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar, Registered Sr. No. 519/2023.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 1340 dated 20-03-2023 for **Khasra No. 3/3**.

(4) Search report for 30 years from 1993 to 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 3/3** having **plotable/saleable area of 5532.22 Sq. Mtrs.**, Land Revenue Rs. 3.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 132 of **Mouza - WARODA**, Patwari Halka No. 41, TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "**SRINIVASA ONE**", situated at Village – Waroda in Tahsil – Nagpur (Rural) and District – NAGPUR.	**M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 07.12.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 3/3 issued by Village Officer, Waroda, Nagpur (Rural) as on date of application for registration

The name of **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** issued by Village Officer, Waroda, Nagpur (Rural) bearing **Khasra No. 3/3** having an **area of 0.91 Hectare R. (i.e. 9100 Sq. Mtrs.)**, Land Revenue Rs. 3.58/-, held in Bhogwatdar Class-1 Rights, Khate No. 132 of **Mouza – WARODA**, Patwari Halka No. 41, , situated at Village – Waroda, within the limits of the Grampanchayat Waroda, in Tahsil – Nagpur (Rral) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 3/3 issued by Village Officer, Waroda, Nagpur (Rural) reveal that vide Mutation Entry No. 1340 dated 20-03-2023, the name of **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** is recorded as owner of the said land.

3) Search report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Hingna.

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 3/3 of Mouza – WARODA, Patwari Halka No. 41, having an area of 0.91 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 3.58/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Mr. Yadorao Bakaram Neware, as a recorded Owner thereof and the same is mutated in his name in all relevant records and also mutated in 7/12 Extract.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT the aforesaid owner namely Mr. Yadorao Bakaram Neware lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 3/3 of Mouza – WARODA, Patwari Halka No. 41, having an area of 0.91 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 3.58/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (1) Mr. Maheshkumar Badrivishal Bhartiya and (2) Mr. Badrivishal Ganpatlal Bhartiya, by a Sale Deed Dated 26-12-2003, which is duly registered in the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Registered Sr. No. 5324/2003 on even date and same is accordingly mutated in their joint names in all relevant records and also mutated in 7/12 Extract.

THAT the aforesaid the then owners namely (1) Mr. Maheshkumar Badrivishal Bhartiya and (2) Mr. Badrivishal Ganpatlal Bhartiya jointly lateron transferred/sold their aforesaid property bearing Khasra No. 3/3 of Mouza – WARODA, Patwari Halka No. 41, having an area of 0.91 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 3.58/- TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (1) Mr. Laxmikant Vitthalarao Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnlada Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar, the Vendors named hereinabove, by a Sale Deed Dated 12-09-2008, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 5862/2008 on 12-09-2008 and the same is mutated in their joint names in all relevant records.

THAT out of the aforesaid Co-Owner namely Mr. Laxmikant Vitthalarao Mediwar left for heavenly abode on 24-07-2019 and consequent upon his demise/death, his undivided share and interest in the aforesaid property devolved upon his two widow namely (1) Smt. Rakhi Laxmikant Mediwar and (2) Smt. Shubhangi Laxmikant Mediwar, only son namely Master Pushkar Laxmikant Mediwar and two daughters namely (1) Miss. Shrinidhi Laxmikant Mediwar and (2) Miss. Shreya Laxmikant Mediwar jointly by way of intestate succession being only heirs of the deceased.

ASHWIN R. PATIL
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54, Sawarkar Nagar,
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THAT as a result therefore the aforesaid (1-A) Smt. Rakhi Laxmikant Mediwar, (1-D) Smt. Shubhangi Laxmikant Mediwar, (1-B) Master Pushkar Laxmikant Mediwar, (1-C) Miss. Shrinidhi Laxmikant Mediwar, (1-E) Miss. Shreya Laxmikant Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnalata Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar, jointly have now become an exclusive, absolute and full Joint Owners of the aforesaid property bearing Khasra No. 3/3 having an area of 0.91 Hectare R. of Mouza – Waroda with heritable and transferable rights therein and the same is recorded/mutated in their joint names in all relevant records and the aforesaid Vendors named hereinabove have jointly purchased the aforesaid property and they are Co-owners having specific undivided ownership right as under :-

Sr. No.	Name of Co-owners	% of Ownership Rights
1.	(1-a) Smt. Rakhi Laxmikant Mediwar, (1-b) Master Pushkar Laxmikant Mediwar, (1-c) Miss. Shrinidhi Laxmikant Mediwar, (1-d) Smt. Shubhangi Laxmikant Mediwar, (1-e) Miss. Shreya Laxmikant Mediwar,	1 % each Total 5%
2.	Mr. Balaji Dattatray Rudrawar	5 %
3.	Mr. Pramod Dinanath Mamidwar	10 %
4.	Mrs. Dhanashree Pandurang Gadewar	10 %
5.	Smt. Pratibha Gangadhar Mamde	10 %
6.	Mrs. Suwarnalata Balaji Uttarwar	10 %
7.	Mr. Ramesh Prabhakar Bacchewar	10 %
8.	Mr. Shankar Madhavrao Chadawar	10 %
9.	Mr. Umesh Prabhakar Mahajan	10 %
10.	Mr. Nandkumar Bhaskar Mahajan	10 %
11.	Mrs. Neha Vijay Banginwar	10 %

THAT, by an Agreement to Sell Dated 19.07.2022, the aforesaid Joint owners namely (1-A) Smt. Rakhi Laxmikant Mediwar, (1-D) Smt. Shubhangi Laxmikant Mediwar, (1-B) Master Pushkar Laxmikant Mediwar, (1-C) Miss. Shrinidhi Laxmikant Mediwar, (1-

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

E) Miss. Shreya Laxmikant Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnalata Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar, jointly lateron agreed to sell their aforesaid property bearing Khasra No. 3/3 of Mouza – WARODA, Patwari Halka No. 41, having an area of 0.91 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 3.58/-, Khate No. 132 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, to M/s. Srinivasa Builders & Developers acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar upon several terms and conditions contained therein and the said Agreement to Sell Dated 19.07.2022, which is registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 6318/2022 on 19.07.2022 on payment requisite stamp duty and registration fees payable thereon.

THAT in pursuance of the said Agreement and considering its request, the aforesaid (1-A) Smt. Rakhi Laxmikant Mediwar, (1-D) Smt. Shubhangi Laxmikant Mediwar, (1-B) Master Pushkar Laxmikant Mediwar, (1-C) Miss. Shrinidhi Laxmikant Mediwar, (1-E) Miss. Shreya Laxmikant Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnalata Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar lateron transferred their aforesaid property bearing Khasra No. 3/3 of Mouza – WARODA, Patwari Halka No. 41, having an area of 0.91 Hectare R., held in Occupancy Class-1 Rights, Rental Rs. 3.58/-, Khate No. 132 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waroda, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. Srinivasa Builders & Developers acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar, by a Sale Deed Dated 17.01.2023, which is registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 519/2023 on 17.01.2023.

ASHWIN R. PATIL
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THAT the said **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar lateron decided to develop its aforesaid property bearing **Khasra No. 3/3** of Mouza – Waroda into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar lateron prepared a layout on the said land bearing **Khasra No. 3/3** by carving out various Plots of different sizes therein and to be known and styled as "**SRINIVASA ONE**" and the said layout is sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/8919 Dated 26.10.2023.

THAT, the aforesaid entire land bearing Khasra No. 3/3 having an area of 0.91 Hectare R. (i.e. 9100.00 Sq. Mtrs.) of Mouza – WARODA is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 01.12.2023 passed in Revenue Case No. 72/N.A.P.-34/2023-2024.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) Latest 7/12 Extracts of land bearing **Khasra No. 3/3**.

(ii) Sale Deed Dated 17.01.2023 for Khasra No. 3/3 executed by (1-A) Smt. Rakhi Laxmikant Mediwar, (1-D) Smt. Shubhangi Laxmikant Mediwar, (1-B) Master Pushkar Laxmikant Mediwar, (1-C) Miss. Shrinidhi Laxmikant Mediwar, (1-E) Miss. Shreya Laxmikant Mediwar, (2) Mr. Balaji Dattatray Rudrawar, (3) Mr. Pramod Dinanath Mamidwar, (4) Mrs. Dhanashree Pandurang Gadewar, (5) Smt. Pratibha Gangadhar Mamde, (6) Mrs. Suwarnalata Balaji Uttarwar, (7) Mr. Ramesh Prabhakar Bacchewar, (8) Mr. Shankar Madhavrao Chadawar, (9) Mr. Umesh Prabhakar Mahajan, (10) Mr. Nandkumar Bhaskar Mahajan and (11) Mrs. Neha Vijay Banginwar, in favour of M/s. Srinivasa Builders & Developers acting through its Authorized Partner Mr. Vishwas Sudhakar Chaknalwar, Registered Sr. No. 519/2023.

(iii) Layout Plan Sanctioned Letter Dated 26.10.2023.

(iv) N.A. Order Dated 01.12.2023.

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CHALLAN
MTR Form Number-6

GRN MH012018316202324E	BARCODE	Date 07/12/2023-11:08:59	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Adv Ashwin Patil
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	Plot No. 54
		Premises/Building	
		Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

Search fee for 30 Years for Kh. No. 3/3 Mouza WARODA Tahsil Nagpur Rural Dist Nagpur

Amount In Words: Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572023120785877	IK0COAVFD2
Bank Date	RBI Date	07/12/2023-11:24:10	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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 दस्तासाठी लागु नाही .

THAT all the aforesaid documents produced before by **M/s. Srinivasa Builders & Developers** acting through its Authorized Partner **Mr. Vishwas Sudhakar Chaknalwar** to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document. Whereby it's ownership rights are affected, diluted or third party interest is created.

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 No. 3/3 of Mouza – WARODA in Tahsil – Nagpur (Rural) and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide Challan GRN No. MH012018316202324E dated 07-12-2023.

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.

Nagpur.

Dated : 07-12-2023

Ashwin Patil

Advocate

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