N. N. PRABHU
B. Com., LL.B.
Advocate

:: OFFICE ::
Plot No. 37, " Irawati Apartment",
Opposite Somalwar Nikalas School,
Trisharan Nagar, NAGPUR– 440025
Mobile : 7276041134

:: RESI. :: "Ramanath" Plot No. 1, Janta Lay-out, Deendayal Nagar, Nagpur – 440022.

FORMAT - A
(Circular No :- 28/2021)

To

Maha RERA,
6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Maha RERA,
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property comprising ALL THAT piece and parcel of Northern Portion of land admeasuring about 2.08 HR, out of the total land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), Khate No. 500 situated within the limits of Tahsil - Hingna and District – NAGPUR, (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of M/s Sarla Developers AOP, having it's Office at "Jalaram Mangalam" Shop No. 224, 2nd Floor, Opposite Mahendra and Mahendra Tractor Company, Hingna Road, Nagpur Acting Through it's Members (1) Mr. Manoj Dhannalal Kshirsagar, Resident of Plot No.40, Wankhede Layout, Vaishali Nagar, Hingna Road, Nagpur – 440016 and (2) Mr. Suraj Chunnilal Rahangdale, Resident of 238, Near Hanuman Durga Mandir, Durga Nagar, Nagpur – 440008 /and following documents i.e. :

(i) Description of the Property.

ALL THAT piece and parcel of Northern Portion of land admeasuring about 2.08 HR, out of the total land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), Khate No. 500, situated within the limits of Tahsil - Hingna and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Khasra No. 17/1 of MOUZA – KINHI (DHANOLI),

ADVOCATE N. N. PRABHU

Contd. ...

(a) Sale Deed Dated 14/07/2023, which is registered in the office of the Joint Sub Registrar Hingna in Book No. 1, at Sr. No. 5712 on even date.

(b) 7/12 Extract with the name of Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale as owners of land admeasuring 2.08 HR.

(c) N.A. Order Passed by Tahsildar and Taluka Magistrate, Hingna vide order dated 15.05.2023 in Revenue Case No. 41 / NAP-34 / 2022-2023.

(d) Layout Map approved by Assistant Engineer NMRDA on dated 22.02.2023.

(iii) Search Report For 30 Years from 24/10/1993 to 23/10/2023.

(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 owners i.e. Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale as well as developer i.e. Sarla Developers, are clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of Khasra No. 17/1 of Mouza – Kinhi (Dhanoli):-

(1) Mr. Manoj Dhannalal Kshirsagar

(2) Mr. Suraj Chunnilal Rahangdale

Developer of Khasra No. 17/1 of Mouza – Kinhi (Dhanoli):-

M/S SARLA DEVELOPERS AOP,
having it's Office at
"Jalaram Mangalam" Shop No. 224, 2nd Floor,
Opposite Mahendra and Mahendra Tractor Company,
Hingna Road, Nagpur

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and M/S SARLA DEVELOPERS have full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale on the said land is enclosed herewith as annexure.

ADVOCATE N. N. PRABHU
P. No.-37, Ganesh Vaibhav Nagar, Manish Nagar, Mob.-7218041134

Encl :- Annexure.
Date :- 23/10/2023

N. N. PRABHU
Advocate

Contd. ...

FORMAT - A

(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of the said property issued online by Revenue Department as on date of application for registration –

The names of (1) Mr. Manoj Dhannalal Kshirsagar, and (2) Mr. Suraj Chunnilal Rahangdale, are recorded in the 7/12 Extract in respect of the property comprising ALL THAT piece and parcel of Northern Portion of land admeasuring about 2.08 HR, out of the total land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), Khate No. 500 situated within the limits of Tahsil - Hingna and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract issued of Khasra No. 17/1 of Mouza – Kinhi (Dhanoli) reveal that vide Entry No. 1115 on 09/08/2023, the names of aforesaid owners are recorded as joint Owners of the said property.

3) Search report for 30 Years from 24/10/1993 to 23/10/2023 taken from the online portal.

(i) ALL THAT piece and parcel of land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), situated within the limits of Tahsil - Hingna and District – NAGPUR, belonged to SHRI. HARI WAMANRAO NIGHOT, having acquired the same by virtue of Succession.

(ii) THAT SHRI. HARI WAMANRAO NIGHOT left for heavenly abode and his wife predeceased him, the said property owned by him devolved jointly upon his sons namely i. Shri. Ashok Haribhau Nighot, Shri. Rukesh Haribhau Nighot and Shri. Nitin Haribhau Nighot and legal heirs of deceased son Shri. Vijay Haribhau Nighot namely Smt. Manisha Vijay Nighot, Shri. Shubham Vijay Nighot and Pranjali Vijay Nighot being his only legal heirs. Accordingly their name came to be mutated in 7/12 Extract of Khasra No. 17/1 of Mouza – Kinhi (Dhanoli).

ADVOCATE N. N. PRABHU
P. No.-37, Ravali, Tekdeva Nagar, Wardha, Nagpur. Mob.-7276811734

(iii) THAT the said owners Shri. Ashok Haribhau Nighot, Shri. Rukesh Haribhau Nighot, Shri. Nitin Haribhau Nighot, Smt. Manisha Vijay Nighot, Shri. Shubham Vijay Nighot and Pranjali Vijay Nighot thereafter sold Northern portion admeasuring 2.08 HR out of the entire land admeasuring 3.83 HR of Khasra No. 17/1 of Mouza – Kinhi (Dhanoli) by virtue of Sale Deed to Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale and the said Sale Deed came to be duly registered in the office of

Contd. ...

the Joint Sub Registrar Hingna in Book No. 1, at Sr. No. 5712 on dated 14.07.2023. By virtue of the said Sale Deed the said Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale became the joint owners of ALL THAT piece and parcel of Northern Portion of land admeasuring about 2.08 HR, out of the total land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), situated within the limits of Tahsil - Hingna and District – NAGPUR. Accordingly their names came to be mutated in 7/12 Extract vide mutation entry no. 1115 dated 29/08/2003.

(iv) THAT as a result therefore, the Owners Mr. Manoj Dhannalal Kshirsagar and Mr. Suraj Chunnilal Rahangdale hereinabove named have now become exclusive, absolute, joint and full Owners of the aforesaid property with heritable and transferable rights therein and accordingly their names are mutated in revenue record.

(v) THAT the Owners hereinabovenamed decided to develop the aforesaid entire property comprising ALL THAT piece and parcel of Northern Portion of land admeasuring about 2.08 HR, out of the total land admeasuring 3.83 HR, bearing Khasra No. 17/1 of MOUZA – KINHI (DHANOLI), situated within the limits of Tahsil - Hingna and District – NAGPUR into a **"RESIDENTIAL LAYOUT"** comprising of Plots of various size and dimension.

(vi) THAT accordingly the said owners got the said land converted to Non-Agricultural Residential use vide order dated 15.05.2023 Passed by Tahsildar Hingna, in Revenue Case No. 41 / N.A.P. – 34 / 2022-2023, Mouza – Kinhi (Dhanoli).

(vii) THAT the said owners thereafter applied to Nagpur Metropolitan Region Development Authority for getting sanctioned the proposed residential layout plan on the said land. The said Authority has approved the said layout map vide it's Letter No. EE 1 (NMRDA) / Nagpur / 8152, dated 22.02.2023. The final sanctioning of the layout by NMRDA and issuance of Release Letter of Plots in the layout are awaited.

(xxviii) THAT with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owners (1) Mr. Manoj Dhannalal Kshirsagar, and (2) Mr. Suraj Chunnilal Rahangdale holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/s SARLA DEVELOPERS, AOP, Through it's Members (1) Mr. Manoj Dhannalal Kshirsagar, and (2) Mr. Suraj Chunnilal Rahangdale have full right and authority to develop the said land into and Layout and sell out the Plots in the said Proposed Layout – Out thereon.

(xxix) THAT I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 17, of Mouza – Kinhi (Dhanoli) for the period of 30 Years (i.e. 24/10/1993 to 23/10/2023) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH009959117202324P and Receipt No. 1113141594 both dated 23/10/2023, the receipt of the same is enclosed herewith.

ADVOCATE N. N. PRABHU

(xxx) THAT during my online search I did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :- N.A.

5) Litigations if any. – NA.

PLACE : NAGPUR
Date :- 23/10/2023

ADVOCATE N. N. PRABHU
R. No.-37, Irrawadi, Telephone Bhavan, Sitabuldi, Nagpur. Mob.-7276061134

N. N. PRABHU
Advocate

CHALLAN

MTR Form Number-6

GRN	MH009959117202324P	BARCODE		Date	23/10/2023-18:44:16	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	nikhilesh narendra prabhu
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023102307987	0386174146732
Cheque/DD No.		Bank Date	RBI Date	23/10/2023-18:44:40	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 489094081 Mobile No. : 7796884198

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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

MH009959117202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Oct 2023	Receipt	Receipt no.: 1113141594
	Name of the Applicant :	nikhilesh narendra prabhu
	Details of property of which document has to be searched :	Dist :Nagpur Village :Kinhi(dhanoli)ta.sa.kra.50 S.No/CTS No/G.No. : 17
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH009959117202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		