

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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GT-2324-0764

FORMAT – A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

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

LEGAL TITLE REPORT

Sub :

Title clearance certificate with respect to the Lay-out of plotted development to be known as "**SKYLINE PARK**" on ALL THAT Piece and Parcel of non-agricultural Land bearing Survey/Khasra No. 113 of MOUZA – WARANGA, Patwari Halka No. 74, having an area of 1.28 Hectares (i.e. 12800.00 Sq. Mtrs.), Rental Rs. 4.00 Yearly, held in Occupancy Class - I Rights, situated at Village – Waranga, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request **GR INFRASTRUCTURE**, A Partnership Firm, having its Office at Plot No. 29, Sathe Marg, Himalaya Mansion, Dhantoli, Nagpur, (PAN AAYFG9275D) acting through its Partner **SHRI. RAJESH AUDUMBAR DUDDALWAR**, Resident of Plot No. 29, Sathe Marg, Himalaya Mansion,



..1..

Dhantoli, Nagpur, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural Land bearing Survey/Khasra No. 113 of MOUZA – WARANGA, Patwari Halka No. 74, having an area of 1.28 Hectares (i.e. 12800.00 Sq. Mtrs.), Rental Rs. 4.00 Yearly, held in Occupancy Class - I Rights, situated at Village – Waranga, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra No. 113.

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Death Certificate of Shri. Maroti Shamrao Kumbhare.
- (c) Order of Sub-Divisional Officer dated 29-04-2010.
- (d) Order of Government of Maharashtra, Revenue and Forest Department, Mantralaya, Mumbai dated 09-04-2012.
- (e) Order of State Government, the Collector, Nagpur dated 27-04-2012.
- (f) Order of Tahsildar, Nagpur, dated 19-06-2012.
- (g) Sale Deed of Kh. No. 113, dated 19-06-2012, Registration No. 3165 SRO-7, Nagpur.
- (h) Sale Deed of Kh. No. 113, dated 21-3-2023, Registration No. 1864 SRO-10, Nagpur.
- (i) NA Order dated 30-05-2023.
- (j) Sanctioned layout plan dated 15-05-2023.

iii) Search report for 30 years from 1994 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 owner and Developer is clear, marketable and without any encumbrances.



Owner of the land:

ALL THAT Piece and Parcel of non-agricultural Land bearing Survey/Khasra No. 113 of MOUZA - WARANGA, Patwari Halka No. 74, having an area of 1.28 Hectares (i.e. 12800.00 Sq. Mtrs.), Rental Rs. 4.00 Yearly, held in Occupancy Class - I Rights, situated at Village - Waranga, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.	GR INFRASTRUCTURE , acting through its Authorised Partner SHRI. RAJESH AUDUMBAR DUDDALWAR .
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Qualifying comments/ remarks if any

The Title of **GR INFRASTRUCTURE**, acting through its Authorised Partner **SHRI. RAJESH S/o AUDUMBAR DUDDALWAR** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **GR INFRASTRUCTURE**, acting through its Authorised Partner **SHRI. RAJESH AUDUMBAR DUDDALWAR** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 14-07-2023



(SANDEEP SHASTRI)

ADVOCATE

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration -

The name of **GR INFRASTRUCTURE**, acting through its Authorised Partner **SHRI. RAJESH AUDUMBAR DUDDALWAR**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of non-agricultural Land bearing Survey/Khasra No. 113 of MOUZA - WARANGA, Patwari Halka No. 74, having an area of 1.28 Hectares (i.e. 12800.00 Sq. Mtrs.), Rental Rs. 4.00 Yearly, held in Occupancy Class - I Rights, situated at Village - Waranga in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra No. 13 reveal that vide Mutation / Ferfar Entry No. 1490 dated 19-04-2023, the name of **GR INFRASTRUCTURE**, acting through its Authorised Partner **SHRI. RAJESH AUDUMBAR DUDDALWAR** is recorded as Owner of the said land.

- 3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) **THAT** the property comprising ALL THAT Piece and Parcel of non-agricultural Land bearing Survey/Khasra No. 113 of MOUZA - WARANGA, Patwari Halka No. 74, having an area of 1.28 Hectares (i.e. 12800.00 Sq. Mtrs.), Rental Rs. 4.00 Yearly, held in Occupancy Class - I Rights, situated at Village - Waranga, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

(ii) **THAT**, ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113 of MOUZA - WARANGA, P.S.K. 74, having an total area of 1.28 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class - 2 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village -



Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Maroti Shamrao Kumbhare, as a recorded Owner thereof being his separate property.

(iii) **THAT**, the aforesaid Shri. Maroti Shamrao Kumbhare left for heavenly abode on 28-08-2000 leaving behind him, his Widow Smt. Lilabai Maroti Kumbhare, 3 sons namely Shri. Pramod Maroti Kumbhare, Shri. Ravindra Maroti Kumbhare and Shri. Mahendra Maroti Kumbhare and 2 daughters namely Mrs. Sunanda Krishnaji Masar kolhe and Mrs. Madhuri Kawaduji Maram, as his only legal heirs, who inherited the said entire property by way of intestate succession.

(iv) **THAT**, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 113 of MOUZA – WARANGA, P.S.K. 74 is converted from Occupancy Class 2 (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(C) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide Order Dated 29-04-2010 passed in the Revenue Case No. 254/LND-18/2010.

(v) **THAT**, the aforesaid Shri. Mahendra Maroti Kumbhare and others lateron decided to sell their aforesaid property and they being Tribals (Adiwasi), were required to obtain necessary permission from the State Government in accordance with the provisions of Section 36(A) and 36(B) of the Maharashtra Land Revenue Code, 1966 for sale this land. Accordingly pursuant to complying all the required modalities, the Government of Maharashtra, Revenue and Forest Department, Mantralaya, Mumbai vide its Order No. अदिवासी-४९११/१५९७/प्र.क्र.२३५/स-९ dated 09-04-2012 granted permission for sale of the said land to Non-Tribal Shri. Sanjay Jangluji Raut upon various terms and conditions contained therein.

(vi) **THAT**, in furtherance of said approval of State Government, the Collector, Nagpur further permitted to complete the sale transaction of the said land in terms of the Order passed in Case No. डी१६/बी२/आदि/कावि/१५३/१२ Dated 27-04-2012 granted permission for sale of the aforesaid property in favour of Shri. Sanjay Jangluji Raut.



(vii) **THAT**, in furtherance of the aforesaid Orders, the Tahsildar, Nagpur further directed the Sub-Registrar, Nagpur Rural for registration of Sale Deed vide its Order No. प्रसु-२/तह-नाग.

(शु)/कवि-१६६/१२ Dated 19-06-2012.

(viii) **THAT**, in accordance with the said Order, the aforesaid Shri. Mahendra Maroti Kumbhare and others later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113 of MOUZA – WARANGA, P.S.K. 74, having an total area of 1.28 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Sanjay Jangluji Raut, by a Sale Deed Dated 19-06-2012, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3165 on 20-06-2012 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 723 dated 11-07-2012.

(ix) **THAT**, the aforesaid Shri. Sanjay Jangluji Raut lateron in her turn transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113 of MOUZA – WARANGA, P.S.K. 74, having an total area of 1.28 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to GR Infrastructure, a Partnership Firm, by a Sale Deed Dated 21-03-2023, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 1864 on even date and same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 1490 dated 19-04-2023.

(x) **THAT**, the aforesaid land bearing Khasra No. 113 of MOUZA – WARANGA, containing by total admeasurement 1.28 Hectares



(i.e. 12800.00 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur, Dated 30-05-2023 passed in Revenue Case No. 163/NAP-34/2022-2023.

(xi) **THAT**, the aforesaid **GR INFRASTRUCTURE**, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**SKYLINE PARK**" and the said layout is finally sanctioned and approved by the Executive Engineer, NMRDA, Nagpur vide letter No. का. अवि./नामप्रविष्टा/8676 dated 15-05-2023.

(xii) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us :

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Death Certificate of Shri. Maroti Shamrao Kumbhare.
- (c) Order of Sub-Divisional Officer dated 29-04-2010.
- (d) Order of Government of Maharashtra, Revenue and Forest Department, Mantralaya, Mumbai dated 09-04-2012.
- (e) Order of State Government, the Collector, Nagpur dated 27-04-2012.
- (f) Order of Tahsildar, Nagpur, dated 19-06-2012.
- (g) Sale Deed of Kh. No. 113 executed between Shri. Mahendra Maroti Kumbhare in favour of Shri. Sanjay Jangluji Raut, dated 19-06-2012, Registration No. 3165 SRO-7, Nagpur.
- (h) Sale Deed of Kh. No. 113 executed between Shri. Sanjay Jangluji Raut in favour of GR Infrastructure, dated 21-3-2023, Registration No. 1864 SRO-10, Nagpur.
- (i) NA Order dated 30-05-2023.
- (j) Sanctioned layout plan dated 15-05-2023.

(xiii) **THAT**, all the aforesaid documents produced before by **GR Infrastructure** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. 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 its ownership rights are affected, diluted or third party interest is created.



(xiv) **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 /Survey No. 113 MOUZA : WARANGA, NAGPUR - RURAL for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH004089705202324E, dated 23-06-2023, i.e. for the period of 1995 to 2011 and GRN No. MH004100424202324E, dated 26-06-2023, i.e. for the period of 2012 to 2023. The receipts of the same are enclosed herewith.

(xv) **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.**

Date: 14-07-2023



**(SANDEEP SHASTRI)
ADVOCATE**



CHALLAN
MTR Form Number-6



GRN	MH004100424202324E	BARCODE			Date	23/06/2023-14:05:53	Form ID		
Department	Inspector General Of Registration	Payer Details							
Type of Payment	Search Fee	TAX ID / TAN (If Any)							
	Other Items	PAN No.(If Applicable)							
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name		SANDEEP ANANT SHASTRI					
Location	NAGPUR	Flat/Block No.							
Year	2023-2024 One Time	Premises/Building							
Account Head Details	Amount In Rs.	Road/Street		MOUZA WARANGA					
	0030072201 SEARCH FEE	Area/Locality		NAGPUR					
		Town/City/District							
		PIN		4	4	1	1	0	8
		Remarks (If Any)		SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 113					
		Amount In		Three Hundred Rupees Only					
		Words		300.00					
Total									
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
	Cheque-DD Details	Bank CIN	Ref. No.	69103332023062316124				2814738404	
Cheque/DD No.		Bank Date	RBI Date	23/06/2023-14:07:41				Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खंडर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तावेजासाठी लागू नाही.

