Ankit K. Sharma
M. Com. LL.M ADVOCATE
Flat No. F 102, Roopam Apartment,
Plot No. 83, Sheree Nagar, Near Narendra Nagar,
Ring Road Nagpur- 440015,
Mobile No.9503386098, 9579038505
ankitsharma.amg@gmail.com

FORMAT – A
(Circular No. 28/2021)

To,
MahaRERA
Nagpur

Sub : Title Clearance Certificate with respect to All That Piece and Parcel of Non- Agriculture land admeasuring 1.90 HR. bearing Mouza- Peotha, Khasra No. 11/1, Ph. No. 40-A, Rental Rs. 10/-, Occupant Class - I, situated at Peotha, Comes within the limits of Grampanchyat Peotha, Tahsil- Nagpur (Rural) and District- Nagpur, (Hereinafter referred as the said land)

I have investigate the title of the said plot on the request of **Shri Ravindrasingh Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** and following Documents :-

1) All That Piece and Parcel of Non- Agriculture land admeasuring 1.90 HR. bearing Mouza- Peotha, Khasra No. 11/1, Ph. No. 40-A, Rental Rs. 10/-, Occupant Class - I, situated at Peotha, Comes within the limits of Grampanchyat Peotha, Tahsil- Nagpur (Rural) and District- Nagpur, Bounded as Under.

   On the East : Khasra No. 11/1/1
   On the west : Govt. Pandhan Road,
   On the North : Khasra No. 10,
   On the South : Khasra No. 11/2.

2) Notarized Agreement to Sale

3) Online 7/12 Extract vide Dated- 19/08/2023, mutation entry No. 2131.

4) Search Report for 30 Years from 1993 to 2023

2/- On perusal of the above mentioned documents and ll other relevant documents relationi to title of the said property I am of the opinion that the title of **Shri Ravindrasingh Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** is clear marketable and without any encumbrance.

Shri Ravindrasingh Girwarsingh Janewar, Khasra No. 11/1

Smt. Tarabai W/o. Shri Mahadeo Thakur, Khasra No. 11/1

Shri Shivam S/o. Shri Ajaysingh Vyas, Khasra No. 11/1

3/- The report reflecting the flow of the title of the **Shri Ravindrasingh Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** on the said land is inclosed herewith as annexure.

Ankitkumar Kunjbihari Sharma

Digitally signed by Ankitkumar Kunjbihari Sharma
Date: 2023.08.19 00:46:02 +05'30'

Encl : 1. Challan and Receipt
2. Search Report

Ankit K Sharma
(Advocate)

Dated- 18/08/2023

Ankit K. Sharma
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FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. **That**, originally ALL That piece and parcel of Agricultural land bearing **Khasra No.46/1** admeasuring 6.24 Hectares alongwith other lands bearing **Khasra No.45/1-C** admeasuring 1.42 hectares, **Khasra No.45/2** admeasuring 2.82 hectares, **Khasra No.47** admeasuring 0.53 hectares & **Khasra No.48** admeasuring 9.31 hectares all of **Mouza - Peotha, PH. No.40-A,** Occupant Class-I in Tah. Nagpur (Rural) & Dist. Nagpur was owned by **Shri Chandrakant Kore** as per records of Patwari.

2. **That**, said **Shri Chandrakant Kore** lateron sold the aforesaid entire land bearing Kh. No.46/1 admeasuring 6.24 Hectares alongwith other lands to (i) Shri Ramgopal Bhagwandas Gayal, (Ii) Shri Kallu Alias Dindayal Bhagwandas Gayal & (Iii) Shri Ramdayal Bhagwandas Gayal, for a valuable consideration of Rs.4500/- by Sale Deed **Dated 04.10.1957**.

3. **That,** one of the co-owner of the said property said **Shri Ramgopal Gayal** left for hevenly abode on **Dated- 29/01/2003,** intestate, leaving behind his legal heir namely widow **Smt. Rukhmabai Ramgopal Gayal** and his three sons namely **(I) Shri Sunderlal Ramgopal Gayal (Ii) Shri Bhaiyalal Ramgopal Gayal** & (**iii) Shri Naresh Ramgopal Gayal** and his only married daughter Smt. Chhaya Narendra Yadav as his only legal heirs, who thus inherited his

undivided share in said property bearing **Khasra No.46/1** alongwith other lands by way of intestate succession and their names were duly mutated in the records of Patwari as per Mutation **Entry No.275, Dated 16/08/2004**.

4. **That,** during the resurvey, the Khasara Number of the said land has been changed from Kh. No.46/1 to Kh.No.11 admesuring 6.24 Hectares.

5. **That, Partition Deed**, executed on **Dated 04/12/2004**, the aforesaid entire land bearing Kh.No.11admeasuring 6.24 Hectares alongwith other lands have been partitioned amongst owners **(i) Shri Kallu Alias Dindayal Gayal, (Ii) Shri Ramdayal Gayal And (iii) Shri Sunderlal Gayal & 4 Othes** of the said lands and which is duly registered in the office of **Sub Registrar No.10 Nagpur (Rural)** in **Book No.1 at Sr.No.7968 on 04/12/2004** and their names were duly mutated in the records of Patwari as per **Mutation Entry no.298 Dated - 06.02.2005**.

(**That** in terms of the said **Partition Deed**, the land **admeasuring 3.03 Hectares**, being the portion of the land bearing **Khasra No.11** thus fall in the share of **Shri Kallu alias Dindayal Gayal** and the same has been given as **Khasra No.11/1**.

That in the like manner in terms of **Partition Deed**, the land **admeasuring 2 Hectares**, being the portion of land bearing Kh.No.11 thus fall in the share of **Shri Ramdayal Gayal**, and the same has been given as **Khasra No.11/2**.
That in the like manner in terms of **Partition Deed**, the land **admeasuring 1.21 hectares**, being the portion of land bearing **Khasra No.11**, thus fall in the share of Shri Sunderlal Gayal & 4 others and the same has been given as **Khasra No.11/3**.)

6. **That,** thereafter the said **Shri Kallu alias Dindayal Gayal** lateron sold his said land bearing **KhasraNo.11/1,** land admeasuring 3.03 Hectares to **M/s Vastu Vihar Developers Pvt. Ltd.,** a company duly incorporated under The Companies Act, 1956 and having its Registered Office at Ganesh Chambers , Dhantoli , Nagpur through its Directors **Shri Praful Purushottam Gadge & Shri Yogesh Baburaoji Kaikade**, for a valuable consideration of

Rs.63,61,500/- by **Sale Deed Dated 28/02/2006,** and which is duly registered in the office of **Sub Registrar No.10 Nagpur(Rural) in Book No.1 At Sr.No.1189 on 28.02.2006,** and the name of the said company was duly mutated in the records of Patwari as per **Mutation Entry No.374**, **Dated 03/05/2006**.

7. **That,** thereafter said **M/s Vastu Vihar Developers Pvt. Ltd.,** through its Directors **Shri Praful Purushottam Gadge & Shri Yogesh Baburaoji Kaikade** lateron constitute and appoint **Shri Umesh Vijayrao Mukewar** as their duly constituted attorney in respect of the said Kh.No.11/1 by **General Power Of Attorney, dated 17/07/2007** and which is duly registered in the **Office of Sub Registrar No.10 Nagpur(Rural) In Book No.4 Sr.No.3268** on even date.

8. **That**, thereafter said **M/s Vastu Vihar Developers Pvt. Ltd., through its directors Shri Praful Gadge & Shri Yogesh Kaikade** their attorney **Shri Umesh Mukewar** lateron sold land admeasuring 1.41 Hectares out of the aforesaid entire land admeasuring 3.03 Hectares, bearing Kh.No.11/1 to **Smt. Sumita Preettinder Singh Sethi**, for a valuable consideration of Rs.63,86,700/- by **Sale Deed dated 25.10.2007** and which is duly registered in the office of **Sub Registrar No.10 Nagpur(Rural) in Book No.1 at Sr.No.5105 on 25.10.2007**.

That in the like manner said M/s Vastu Vihar Developers Pvt. Ltd., through its directors Shri Praful Gadge & Shri Yogesh Kaikade their attorney Shri Umesh Mukewar lateron sold remaining land admeasuring 1.62 hectares out of the aforesaid entire land admeasuring 3.03 Hectares, bearing Kh.No.11/1 to Smt. Sumita Preetinder Singh Sethi, the present owner, for a valuable consideration of Rs.65,00,000/- by Sale Deed dated 08.05.2008 and which is duly registered in the office of Sub Registrar No.10 Nagpur(Rural) in Book No.1 at Sr.No.2586 on 08.05.2008.

That as a result therefore said Smt. Sumit Sethi thus became the absolute and full owner of the said entire land bearing Kh.No.11/1 admeasuring 3.03 Hectares of

Mouza Peotha with heritable and transferable rights therein and her name is duly mutated in the records of Patwari as per Mutation Entry No.498 dated 269.05.2008.

9. **That,** thereafter said Smt. Sumit Sethi lateron sold land admeasuring 1.13 Hectares out of the entire land admeasuring 3.03 hectares, bearing Kh.No.11/1 to M/s DHL Infrabulls International Pvt Ltd., a company duly incorporated under The Companies Act, 1956 and having its Registered Office at S.D.Arcade, 39, Opp. Bajaj Patni, Wardha Road, Butibori, Nagpur through its Chairman Shri Santoshkumar Singh Shivprasad Singh, Vice Chairman & Director Shri Sanjeev Ashok Jaiswal and Managing Director Shri Suresh Deoraoji Doifide, for a valuable consideration of Rs.1,27,92,230/- by Sale Deed Dated 12.10.2010 and which is duly registered in the office of Sub Registrar No.10 Nagpur(Rural) In Book No.1 At Sr.No.4574 on 12.10.2010. and the same has been renumbered as Kh.No.11/1/1. That the name of the company is duly mutated in the records of Patwari as per Mutation Entry No.805 dated 03.09.2012.

That, thereafter the said land admeasuring 1.13 Hectares (i.e. 11300 Sq.Mtrs.) out of the said entire land admeasuring 3.03 Hectares, bearing Kh.No.11/1 is duly converted for Non Agricultural use as per Order Dated 23.09.2011 passed by The Collector, Nagpur in Revenue Case No.475/NAP-34/2010-2011 in favour of Smt. Sumita Sethi. That the entry to that effect in the records of Patwari as per Mutation Entry No.764 dated 26.12.2011.

That as a result therefore said Smt. Sumita Sethi thus remain the owner of land admeasuring 1.90 Hectares, bearing Kh.No.11/1 of Mouza Peotha.

10. **That,** thereafter said Smt.Sumita Sethi lateron constitute and appoint her son Shri Rohan Singh Preetinder Singh Sethi, as her duly constituted Attorney by Power Of Attorney dated 20.04.2019 and which is duly registered in the office

of Sub Registrar No.4 Nagpur on Book No.4 At Sr.No.2654 on 20.04.2019, that in terms of the said Power of Attorney dated 20.04.2019, said Shri Rohan Singh Sethi is empower to recieve the eartnest money as well as the sale consideration in respect of the said property beraring Kh.No.11/1 admeasuring 1.90 Hectares of Mouza Peotha as well as to execute an Agreement to Sell to execute the Sale Deed in favour of the prospective buyer.

11. **That,** Registered **Sale Deed**, Executed by **Smt. Sumita W/o. Shri Preetinder Singh Sethi** through it's Power of Attorney Holder **Shri Rohan Singh S/o. Shri Pretinder Singh Sethi**, for All That Piece and Parcel of Non-Agriculture land admeasuring 1.90 HR. bearing Mouza- Peotha, Khasra No. 11/1, Ph. No. 40-A, Rental Rs. 10/-, Occupant Class - I, situated at Peotha, Comes within the limits of Grampanchyat Peotha, Tahsil- Nagpur (Rural) and District- Nagpur, in favour of **Shri Ravindrasingh S/o. Shri Girwarsingh Janewar, Sau. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas**, Which is duly registered in the office of **Sub-Registrar Nagpur No. 10 (Rural), in Book No. 1, Registered at Sr. No. 12609/2019, on Dated- 11/12/2019**.

12. **That,** thereafter **N.A. Order** Passed by **Hon'ble Collector Nagpur,** in the name of **Shri Ravindrasingh S/o. Shri Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** for Western Portion of Non-Agricultural land admeasuring 1.7782512 HR. out of total admeasuring 1.90 HR. being the portion of land bearing **Khasra/Survey No. 11/1,** of Class- I Rights**,** in the layout bearing of **Mouza- Peotha, PH. No. 40,** Situated at Peotha, Nagpur, Within the limits of Grampanchayat Peotha, Tahsil- Nagpur

(Rural) and District- Nagpur, vide **Case No. R.M. No. R.M. No. 27/N.A.P.-34/Mouza- Peotha/2020-21, on Dated- 05/11/020.**

13. **That,** thereafter **Shri Ravindrasingh S/o. Shri Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** laid layout over the said Western Portion of Non-Agricultural land admeasuring 1.7782512 HR. out of total admeasuring 1.90 HR. being the portion of land bearing **Khasra/Survey No. 11/1,** of Class- I Rights**,** in the layout bearing of **Mouza- Peotha, PH. No. 40,** Situated at Peotha, Nagpur, Within the limits of Grampanchayat Peotha, Tahsil- Nagpur (Rural) and District- Nagpur, and the same Layout is sanctioned by the Town Planning Authority, Nagpur.

14. It is needles to mention here that the property can be sale and mortgage with a Financial Institutions by way of security for repayment of loan, Purchase or sale the said property if any, advance to **Shri Ravindrasingh S/o. Shri Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** after submission and verification of all the Original Documents mentioned in this Report and all other important documents of the said Property and he will having clear and marketable over the said property.

15. That in my humble opinion that an Affidavit should be required from **Shri Ravindrasingh S/o. Shri Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shri Shivam S/o. Shri Ajaysingh Vyas,** that he had earlier not sold, alienated, leased, gifted, the said property nor the said property was mortgaged elsewhere, nor any charge or encumbrances of any kind whatsoever is created over the property and further state that the

scheduled property is not subject matter of any litigation, dispute, nor title over the said property had been challenged before any Court, Forum or Authority, nor it is under attachment or acquisition.

1) Online 7/12 Extract in the name of **Shri Ravindrasingh Girwarsingh Janewar, Smt. Tarabai W/o. Shri Mahadeo Thakur** and **Shi Shivam Ajaysingh Vyas,** vide Mutation Entry No. 2131, on Dated- 19/08/2023.
2) Mutation Entry No. 2131.
3) Search Report for 30 Years from 1993 to 2023, Taken from Sub – Registrar Office Nagpur (Rural).
4) Registered Sale Deed at Sr. No. 12609/2019, on Dated- 11/12/2019, at SRO Nagpur Rural.
5) Litigation if Any :- No

Ankitkumar Kunjbihari Sharma

Digitally signed by Ankitkumar Kunjbihari Sharma
Date: 2023.08.19 00:46:30 +05'30'

Date :- 18/08/2023

Ankit K Sharma
(Advocate)