PRASHANSA P. BHOYAR
ADVOCATE

OFFICE: 8-A, Abhinav Colony, Rajiv Nagar, Wardha Road, Nagpur-440025.
Mob. 9860169966, Mail ID :- prashansabhoyar1998@gmail.com

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Dated : 19.02.2024

LEGAL TITLE REPORT
Format-A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

Subject: **Title clearance Certificate with respect to All that Piece and Parcel of land bearing Plot No. 50 admeasuring about 1973.72 Sq. Mtrs. as per Building Plan sanctioned by Nagar Parishad, Wanadongri and 1978.866 Sq. Mtrs. (21,300.51 Sq. Ft.) as per Sale Deed and Release Letter being part and portion of Khasra No. 278/1, 278/2 and 280 of Mouza WANADONGRI, Khate No. 4995, 11157, P.H. No. 46 within the limits of Nagar Parishad, Wanadongari, Tahsil-Hingna and District-Nagpur.**

I have investigated the title of the said plot on the request ELITE CONSTRUCTION CO., [PAN :- AAKFE 398 B], acting through its Authorized Partner, (1) MASTER VIPUL MAHENDRA BHUGAONKAR, Aged about 22 Years, Occ. Private, [PAN: ERYPB 7226 J & ADHAR NO:- 2444-1516-9912, Mobile :- 8805688851], R/o Plot No. E/2, Bhugaonkar Hall, Manewada Ring Road, Bhagawan Nagar, Nagpur-440027 and following documents :-

1. **Description of the property:-**

SCHEDULE OF PROPERTY

All that Piece and Parcel of land bearing **Plot No. 50** admeasuring about 1973.72 Sq. Mtrs. as per Building Plan sanctioned by Nagar Parishad, Wanadongri and 1978.866 Sq. Mtrs. (21,300.51 Sq. Ft.) as per Sale Deed and Release Letter being part and portion of **Khasra No. 278/1, 278/2 and 280 of Mouza WANADONGRI, Khate No. 4995, 11157, P.H. No. 46** within the limits of Nagar Parishad, Wanadongari, Tahsil-Hingna and District-Nagpur and bounded as under:

On East	:	12.00 Mtrs. Wide Road
On West	:	Other Layout
On North	:	18.00 Mtrs. Wide Road
On South	:	Plot No.51

2. **Documents of allotment of plot :-**

In respect of Plot No.50

- Original Adhikar Abhilekh Panaji of the year 1955.
- Original Ferfar Panaji No. 99.
- Original Ferfar Panaji No. 14
- Original 7/12 extract for the year of 1985-86
- Original Ferfer Panaji No. 4911 [in respect of Sale Deed dt. 28.04.1988 at Sr. No. 1303(P)]
- Original Ferfer Panaji No. 4910 [in respect of Sale Deed dt. 13.10.1988 at Sr. No. 3134(P)]

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- Original Ferfer Panaji No. 5313 (in respect of Sale Deed dt. 29.12.2010 at Sr. No.6385)
- Original Ferfer Panaji No. 5314 (in respect of Sale Deed dt. 29.12.2010 at Sr. No. 6386).
- Original Adhikar Abhilekh Panaji of the year 1955.
- Original Ferfar Panaji No. 5102.
- Original Ferfar Panaji No. 3632.
- Original Ferfer Panaji No. 5336 (in respect of Sale Deed dt. 10.02.2011 at Sr. No. 797)
- Photocopy of NA Order dt.21.02.2015
- Photocopy of Sanction Layout Plan dt. 12.01.2016.
- Photocopy of Release Letter dt. 16.05.2015
- Original of Sale Deed dated 12.09.2016 at Sr. No. 11219
- Original of Sale Deed dated 13.06.2023 at Sr. No. 1648.
- Original Sale Deed dated 05.02.2024 at Sr. No. 1109.
- Photocopy of 7/12 Extract on online portal
- Photocopy of Nagar Parishad Receipt dt.31.04.2023

- Search report for 30 years from 1995 to 2024 On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Elite Constructio n Co. through its Authorized Partner Master Vipul Mahendra Bhugaonkar is clear, marketable and without any encumbrances and having right to develop said property by Sale Deed.

Owners of the land

- Land bearing All that Piece and Parcel of land bearing **Plot No. 50** admeasuring about 1973.72 Sq. Mtrs. as per Building Plan sanctioned by Nagar Parishad, Wanadongri and 1978.866 Sq. Mtrs. (21,300.51 Sq. Ft.) as per Sale Deed and Release Letter being part and portion of **Khasra No. 278/1, 278/2 and 280 of Mouza WANADONGRI, Khate No. 4995, 11157, P.H. No. 46** within the limits of Nagar Parishad, Wanadongari, Tahsil-Hingna and District-Nagpur owned by ELITE Construction Co. acting through its Authorized Partner Master Vipul Mahendra Bhugaonkar.

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

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Encl. Annexure
Date: 19.02.2024

Advocate

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FLOW OF THE TITLE OF THE SAID LAND

PLOT NO. 50
ORIGINAL OWNERSHIP
KHASRA NO. 278/1 & 278/2

1. It seen from the record, that Originally land of Khasra No. 302, 304, 224/1 admeasuring about 1.74 H.R. (4.30 Acres), 2.84 H.R. (7.03 Acres) and 4.45 H.R. (11 Acres) respectively was belonged to and mutated in the name of Nazim Wazir Shete which was acquired by way of Partition in the year 1955. ***I have verified Adhikar Abhilekh Panaji with respect to that.***

Death of Shri. Nazim Wazir

2. Thereafter, Nazim Wazir Shete was left for heavenly abode on 11.05.1989 and after his death the said property devolved upon his legal heirs namely:- 1. Sheikh Haji Bashir Nazim Shete and 2. Sheikh Haji Inayatullah Wazir Shete and they became the joint owners of the said property. ***I have verified Ferfar Panaji No. 99 with respect to that.***

Mutual Partition

3. It is submitted that Partition has taken place amongst Sheikh Haji Bashir Nazim Shete as Party No. 1 and Sheikh Haji Inayatullah Nazim Shete as Party No. 2 by virtue of Mutual Partition dt. 10.07.1985 and in view of the said Partition the property/land has been Partitioned amongst aforesaid owners in the following manner :-

Owner	Khasra No.	Area
Sheikh Haji Bashir Nazim Shete	**302/1**	**0.87 H.R. out of total admeasuring 1.74 H.R.** ***I have verified 7/12 extract for the year of 1985-86***
	304/1	**1.42H.R. out of total admeasuring 2.84 H.R.** ***I have verified 7/12 extract for the year of 1985-86***
	224/1	2.22 H.R. out of total admeasuring 4.45 H.R.
Sheikh Haji Inayatullah Nazim Shete	**302/2**	**0.87 H.R. out of total admeasuring 1.74** ***I have verified 7/12 extract for the year of 1985-86***
	304/2	**1.42H.R. out of total admeasuring 2.84 H.R.** ***I have verified 7/12 extract for the year of 1985-86***
	224/2	2.23 H.R. out of total admeasuring 4.45 H.R.

I have verified Ferfar Panaji No. 14 with respect to that.

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Re-survey and Re-measurment

4. It is submitted that after resurvey and remeasurement Khasra No. 302/1 and 304/1 was renumbered as Khasra No. 278/1 admeasuring about 2.29 H.R. and Khasra No. 302/2 and 304/2 was renumbered as 278/2 admeasuring 2.29 H.R. and names of Sheikh Haji Bashir Nazim Shete and Sheikh Haji Inayatullah Nazim Shete was continued as the owners of the said property.

Sale Deed in the name of Shri. Namdeo Gedam and 3 others
(in respect of Khasra No. 278/1admeasuring about 0.40 H.R.)
(not relevant in the present search)

5. Thereafter, Sheikh Haji Bashir Nazim Shete sold New Khasra No. 278/1(Old Khasra No. 302/1) admeasuring about 0.40 H.R. out of total 2.29 H.R. to Shri. Namdeo Geedam, Shri. Mahendra Pandurang Wankhede, Shri. Mohammad by virtue of **Sale Deed dt. 28.04.1988** which is duly registered with the Sub Registrar Office, Hingna at Sr. No. 1303 (P) on even date . ***I have verified Ferfer Panaji No. 4911 with respect to that. (Not Relevant)***

Sale Deed in the name of M/s Indrayani Gruhnirman Sahakari Sanstha
(in respect of Khasra No. 278/2 admeasuring about 0.40 H.R.)
(not relevant in the present search)

6. Thereafter, Shri. Haji Sheikh Inayatullah Nazim Shete sold New Khasra No. 278/2(Old Khasra No. 302/2) admeasuring about 0.40 H.R. out of total land admeasuring 2.29 H.R. to M/s Indrayani Gruhnirman Sahakari Sanstha, Nagpur through its President Shri. Arvind Narayan Narikar by virtue of **Sale Deed dt. 13.10.1988** which is duly registered with the Sub Registrar Office-Hingna at Sr. No. 3134(P) on even date. ***I have verified Ferfer Panaji No. 4910 with respect to that. (Not Relevant)***

Sale Deed in the name of M/s L.G. Developers and Builders
(in respect of Khasra No. 278/1admeasuring about 1.89 H.R.)

7. Thereafter, Sheikh Haji Bashir Nazim Shete sold Khasra No. 278/1 admeasuring 1.89 H.R. to M/s L.G. Developers and Builders through its Partner Dhanraj Ganpatrao Babde by virtue of **Sale Deed dt. 29.12.2010** which is duly registered with the Sub Registrar Office- Hingna at Sr. No. 6385 on even date. ***I have verified Ferfer Panaji No. 5313 with respect to that.***

Sale Deed in the name of M/s L.G. Developers and Builders
(in respect of Khasra No. 278/2 admeasuring about 1.89 H.R.)

8. Thereafter,Sheikh Haji Inayatullah Nazim sold Khasra No. 278/2 admeasuring 1.89 H.R. to M/s L.G. Developers and Builders through its Partner Dhanraj Ganpatrao Babde by virtue of **Sale Deed dt. 29.12.2010** which is duly registered with the Sub Registrar Office, Hingna at Sr. No. 6386 on even date . ***I have verified Ferfer Panaji No. 5314 with respect to that.***

KHASRA NO. 280
Original Ownership

9. It seen from the record, that Originally Khasra No. 303/2 admeasuring about 1.54H.R. (3.80 Acres) was acquired by Shri. Abdul Rustom by way of Partition in the year 1960. ***I have verified Adhikar Abhilekh Panaji with respect to that.***

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Re-survey and Re-measurment

10. It is submitted that after resurvey and remeasurement Khasra No. 303/2 admeasuring 1.54 H.R. was renumbered as Khasra No. 280 admeasuring 1.54. ***I have verified Ferfar Panaji No. 5102 with respect to that.***

Death of Shri. Abdul Rustom

11. Thereafter, Shri. Abdul Rustom left for heavenly abode on 25.10.2007 and after his death the said property devolved upon his legal heirs 1. Shri. Gani Abdul Shete, 2. Shri. Rafiq Abdul Shete, 3. Smt. Bano Abbas Sheikh, 4. Smt. Fatma Fattar Sheikh, 5. Smt. Karnunissa Habib Shete, 6. Shri. Batul Abdul Shete and they became the joint and absolute owners of the said property. ***I have verified Ferfar Panaji No. 3632 with respect to that.***

Sale Deed in the name of M/s L.G. Developers and Builders (in respect of Khasra No. 280 admeasuring about 1.54 H.R.)

12. Thereafter, 1. Shri. Gani Abdul Shete, 2. Shri. Rafiq Abdul Shete, 3. Smt. Bano Abbas Sheikh, 4. Smt. Fatma Fattar Sheikh, 5. Smt. Karnunissa Habib Shete, 6. Shri. Batul Abdul Shete sold Khasra No. 280 admeasuring about 1.54 H.R. to M/s L.G. Developers and Builders through its Partner Dhanraj Ganpatrao Babde by virtue of **Sale Deed dt. 10.02.2011**which is duly registered with the Sub Registrar Office-Hingna at Sr. No. 797 on even date . ***I have verified Ferfer Panaji No. 5336 with respect to that.***

- ***Thus by virtue of aforesaid Sale Deeds dt. 29.12.2010 at Sr. No. 6385, 29.12.2010 at Sr. No. 6386 and 10.02.2011 at Sr. No. 797 , M/s L.G. Buildwers & Developers became the sole and absolute owner of the said Khasra No. 278/1, Adm. 1.89 Hector R, 278/2, Adm. 1.89 Hector R, and Kh. No. 280, Adm. 1.54 Hector R,.***

NA Order

13. It is submitted that, thereafter the Collector vide his **Order dated 21.02.2015** passed in **Letter No. 153/2015** has converted the land of Khasra No. 278/1, 278/2 and 280 of Mouza Wanadongri having area of 5.19 H.R. out of total land admeasuring 6.12 H.R. from agriculture to Non Agriculture i.e. for Residential use on various terms and conditions mentioned therein.

Sanction Layout Permit &Plan

14. It is submitted that M/s L.G. Developers has prepared a layout in the said Khasra by demarcating various sized plots therein and the said layout has been sanctioned and approved by the Competent Authority of Nagpur Improvement Trust, Nagpur vide its **Letter No. E.A.-2/1165 dt. 12.01.2016** on various terms and conditions mentioned therein.

Release Letter (in respect of Plot No.50)

15. It is submitted that as per terms and conditions, the Competent Authority of NIT has Released Plot No. 50 along with other Plots (i.e. 1, 2 to 6, 8 to 13, 16 to 21, 85 to 87, 90 to 92, 97 to 99, 102 to 104, 114 to 117, 14, 15, 22, 23, 24, 25, 26, 27, 28, 29 to 31, 38, 39, 32 to 37, 40, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 66, 67, 69, 70, 71 to 74, 75 and 76) from and

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out of the layout prepared in the said Kh. Land vide Release **Letter No. E.E.(WEST)/79 dt. 16.05.2015** in the name of M/s L.G. Developers and Builders.

Sale Deed in the name of Shri. Gaurav Janardan Nandanwar and 5 others (in respect of Plot No. 50)

16. Thereafter, M/s L.G. Developers and Builders through its PARTNER Shri. Dhanraj Ganpatrao Babade sold Plot No. 50 to 1. Shri. Gaurav Janardan Nandanwar through his General Power of Attorney Shri. Janardan Kashinath Nandanwa (33%)r, 2. Shri. Sudhakar Changdev Wanjari (33%), 3. Shri. Narendra Shivajirao Wagh(8.5%), 4. Shri. Surendra Shivajirao Wagh(8.5%), 5. Sou. Priya Narendra Wagh(8.5%), 6. Sou. Richa Surendra Wagh(8.5%) by virtue of **Sale Deed dated 12.09.2016**, which is duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 3893 on even date. ***I have verified Ferfar Panaji No. 11219 with respect to that.***

Sale Deed in the name of Master Prem Prakash Bhoyar (in respect of 33% of Plot No.50)

17. Thereafter, Shri. Gaurav Janardon Nandanwar sold his share in the said Plot i.e. 33% to Master Prem Prakash Bhoyar where 1. Shri. Sudhakar Changdev Wanjari, 2. Shri. Narendra Shivajirao Wagh , 3. Shri. Surendra Shivajirao Wagh, 4. Sou. Priya Narendra Wagh, 5. Sou. Richa Surendra Wagh were the consenting parties by virtue of **Sale Deed dated 13.06.2023**, which is duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 4618 on even date. ***I have verified Ferfar Panaji No. 1648 with respect to that.***

- ***Thus by virtue of aforesaid Sale Deeds dt. 12.09.2016 at Sr. No. 3893 and 13.06.2023 at Sr. No. 4618 , 1. Shri. Sudhakar Changdev Wanjari (33%), 2. Shri. Narendra Shivajirao Wagh(8.5%), 3. Shri. Surendra Shivajirao Wagh(8.5%), 4. Sou. Priya Narendra Wagh(8.5%), 5. Sou. Richa Surendra Wagh(8.5%), 6. Master Prem Prakash Bhoyar (33%) became the joint owners of the said Plot No. 50 adm. 1978.866 Sq. Mtrs.***

Sale Deed in the name of Elite Construction Co.

Thereafter, 1. Shri. Sudhakar Changdev Wanjari, 2. Shri. Narendra Shivajirao Wagh, 3. Shri. Surendra Shivajirao Wagh, 4. Sou. Priya Narendra Wagh, 5. Sou. Richa Surendra Wagh, 6. Master Prem Prakash Bhoyar have sold Plot No. 50 to Elite Construction Co. acting through its Partners 1. Shri. Sudhakar Changdev Wanjari, 2. Shri. Narendra Shivajirao Wagh, 3. Shri. Surendra Shivajirao Wagh, 4. Sou. Priya Narendra Wagh, 5. Sou. Richa Surendra Wagh, 6. Master Prem Prakash Bhoyar, 7. Master Vipul Mahendra Bhugaonkar, 8. Master Rugved Mahendra Bhugaonkar by virtue of **Sale Deed dated 05.02.2024**, which is duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 1109 on even date.

Revenue Record

18. I have verified **7/12 Extract from online portal** it revealed that the name of the Present titleholder is duly mutated in the record of rights. I have verified **Nagar Parishad Tax Receipt dt. 31.04.2023** it revealed that the name of Present titleholder is duly mutated in the record of Nagar Parishad Receipt and tax is paid for the year 31.03.2024.

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1. 7/12 Extract / P.R.Card
2. Search Report of 30 Years from 1995 to 2024 taken from Sub Registrar Office at Nagpur.
3. Any other relevant title – No
4. Litigations if any – No.



Date : 19.02.2024

ADVOCATE