Res. : 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 Khasra No. 13/1/B of **Mouza – ISASANI**, Patwari Halka No. 46-A, having **an area of 1.00 Hectare R (Plotable area 5850.854 Sq. Mtrs.)**, Rental Rs. 1.60/-, held in Occupancy Class-1 Rights, Khate No. 1735, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHOBHA NAGAR"**, situated at Village - Isasani, in Tahsil - Hingna and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of Mr. Ashish Ishwar Ganvir (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 13/1/B** of **Mouza – ISASANI**, Patwari Halka No. 46-A, having **an area of 1.00 Hectare R (Plotable area 5850.854 Sq. Mtrs.)**, Rental Rs. 1.60/-, held in Occupancy Class-1 Rights, Khate No. 1735, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHOBHA NAGAR"**, situated at Village - Isasani, in Tahsil - Hingna and District – NAGPUR and bounded as under :- ON THE EAST - KHASRA NO. 13/1/A, ON THE WEST - KHASRA NO. 13/1/K, ON THE NORTH - PANDHAN ROAD, ON THE SOUTH - KHASRA NO. 14 & 15.

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Advocate

(2) The Document of allotment of plot :- (i) Relinquishment/Release Deed dated 25.05.2022 for Khasra No. 13/1/B executed by (1) Ku. Priti Ishwar Ganvir @ Mrs. Priti Pankaj Hadke, (2) Ku. Sumita Ishwar Ganvir @ Mrs. Sumita Naresh Gajghate, (3) Ku. Megha Ishwar Ganvir, (4) Ku. Arpana Ishwar Ganvir @ Mrs. Arpana Mangesh Salvatkar and (5) Smt. Shobha Ishwar Ganvir in favour of remaining co-owner namely Mr. Ashish Ishwar Ganvir, baring Registered Serial No. 3179/2022 on 26-05-2022.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 7454 dated 19-07-2022 for Khasra No. 13/1/B.

(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 land bearing **Khasra No. 13/1/B** of **Mouza – ISASANI**, Patwari Halka No. 46-A, having **an area of 1.00 Hectare R (Plotable area 5850.854 Sq. Mtrs.)**, Rental Rs. 1.60/-, held in Occupancy Class-1 Rights, Khate No. 1735, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SHOBHA NAGAR"**, situated at Village - Isasani, in Tahsil - Hingna and District – NAGPUR.	**Mr. Ashish Ishwar Ganvir**

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

In accordance with the available search from the online portal the Title of Mr. Ashish Ishwar Ganvir on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the Mr. Ashish Ishwar Ganvir (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 18.08.2023

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

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 13/1/B issued by Village Officer, Isasani, Hingna as on date of application for registration

The names of Mr. Ashish Ishwar Ganvir is recorded in the 7/12 Extracts of **Khasra No. 13/1/B** of **Mouza – ISASANI**, Patwari Halka No. 46-A, having **an area of 1.00 Hectare R.**, Rental Rs. 1.60/- held in Occupancy Class-1 Rights, Khate No. 1735, situated at Village - Isasani in Tahsil – Hingna and District – NAGPUR .

2) Mutation Entry -

The 7/12 Extract of Khasra No. 13/1/B issued by Village Officer, Isasani, Hingna reveal that vide Mutation Entry No. 7454 dated 19-07-2022 for **Khasra No. 13/1/B** the name of Mr. Ashish Ishwar Ganvir is recorded as owners 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. 13/1 of Mouza – ISASANI, Patwari Halka No. 46-A, having an area of 4.19 Hectare R., Rental Rs. 6.55/-, held in Occupancy Class-1 Rights 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 – Isasani, in Tahsil - Hingna and District – NAGPUR, Originally belonged to (1) Mr. Baba Keshavrao Ganvir, (2) Mr. Madan Keshavrao Ganvir, (3) Mrs. Aruna Mukundrao Chahande (before marriage name Aruna Keshavrao Ganvir), (4) Mrs. Sangita Nagsen Mankar (before marriage name - Sangita Keshavrao Ganvir), (5) Mr. Uddhav Kachru Ganvir, (6) Mr. Ashish Ishwar Ganvir, (7) Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (8) Aparna Ishwar Ganvir (after marriage name - Aparna Mangesh Salwatkar) (9) Ku. Megha Ishwar Ganvir, (10) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) (11) Smt. Shobha Ishwar Ganvir, (12) Mr. Sachin Madhavrao Ganvir, (13) Mr. Sumant Madhavrao Ganvir, (14) Ku. Sujata Madhavrao Ganvir (after marriage name - Mrs. Sujata Chetan Chahande),

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(15) Smt. Kamla Madhavrao Ganvir, as a recorded Joint Owners thereof being their separate ancestral property.

THAT, the aforesaid (1) Mr. Baba Keshavrao Ganvir, (2) Mr. Madan Keshavrao Ganvir, (3) Mrs. Aruna Mukundrao Chahande (before marriage name Aruna Keshavrao Ganvir), (4) Mrs. Sangita Nagsen Mankar (before marriage name - Sangita Keshavrao Ganvir), (5) Mr. Uddhav Kachru Ganvir, (6) Mr. Ashish Ishwar Ganvir, (7) Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (8) Aparna Ishwar Ganvir (after marriage name - Aparna Mangesh Salwatkar) (9) Ku. Megha Ishwar Ganvir, (10) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) (11) Smt. Shobha Ishwar Ganvir, (12) Mr. Sachin Madhavrao Ganvir, (13) Mr. Sumant Madhavrao Ganvir, (14) Ku. Sujata Madhavrao Ganvir (after marriage name - Mrs. Sujata Chetan Chahande), (15) Smt. Kamla Madhavrao Ganvir jointly lateron partitioned their aforesaid ancestral property bearing Khasra No. 13/1 of Mouza – ISASANI in Tahsil - Hingna and District - NAGPUR in between them, by executing a Deed of Partition Dated 18.04.2015, which is duly registered in the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Registered Serial No. 1963/2015 on 18.04.2015. In terms of the said Partition Deed Dated 18.04.2015, the aforesaid property divided are as (A) the land admeasuring 1.19 Hectare R. out of the land bearing Khasra No. 13/1 of Mouza – ISASANI in Tahsil Hingna and District - NAGPUR was allotted to the exclusive share of (1) Mr. Baba Keshavrao Ganvir, (2) Mr. Madan Keshavrao Ganvir, (3) Mrs. Aruna Mukundrao Chahande (before marriage name Aruna Keshavrao Ganvir), (4) Mrs. Sangita Nagsen Mankar (before marriage name - Sangita Keshavrao Ganvir) absolutely forever with heritable and transferable rights therein, (B) the land admeasuring 1.00 Hectare R. out of the land bearing Khasra No. 13/1 of Mouza – ISASANI in Tahsil Hingna and District - NAGPUR was allotted to the exclusive share of Uddhav Kachru Ganvir absolutely forever with heritable and transferable rights therein, (C) the land admeasuring 1.00 Hectare R. out of the land bearing Khasra No. 13/1 of Mouza – ISASANI in Tahsil Hingna and District - NAGPUR was allotted to the exclusive share of (1) Mr. Ashish Ishwar Ganvir, (2) Ku. Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (3) Ku. Aparna Ishwar Ganvir (after marriage name – Mrs. Aparna Mangesh Salwatkar), (4) Ku. Megha Ishwar Ganvir, (5) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) and (6) Smt. Shobha Ishwar Ganvir, absolutely forever with heritable and transferable rights therein, (D) the land admeasuring 1.00 Hectare R. out of the land bearing Khasra No. 13/1 of Mouza – ISASANI in Tahsil Hingna and District - NAGPUR was allotted to the exclusive share of (1) Mr. Sachin Madhavrao Ganvir, (2) Mr. Sumant Madhavrao Ganvir, (3) Ku. Sujata Madhavrao Ganvir (after marriage name - Mrs. Sujata Chetan Chahande), (4) Smt. Kamla Madhavrao Ganvir absolutely forever with heritable and transferable rights therein.

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Advocate

THAT, the land admeasuring 1.00 Hectare R. out of the land bearing Khasra No. 13/1 allotted to the share of (1) Mr. Ashish Ishwar Ganvir, (2) Ku. Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (3) Ku. Aparna Ishwar Ganvir (after marriage name – Mrs. Aparna Mangesh Salwatkar), (4) Ku. Megha Ishwar Ganvir, (5) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) and (6) Smt. Shobha Ishwar Ganvir lateron renumbered by the Revenue Authority as "Khasra No. 13/1/B", having an area of 1.00 Hectare R., Land Revenue Rs. 1.60/-, Khate No. 778.

THAT the aforesaid (1) Ku. Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (2) Ku. Aparna Ishwar Ganvir (after marriage name – Mrs. Aparna Mangesh Salwatkar), (3) Ku. Megha Ishwar Ganvir, (4) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) and (5) Smt. Shobha Ishwar Ganvir jointly lateron relinquished/released all their respective rights, titles, shares and interest in the aforesaid property bearing Khasra No. 13/1/B in favour of remaining co-owner namely Mr. Ashish Ishwar Ganvir, by Registered Relinquishment/Release Deed dated 25.05.2022, which is duly registered in the office of the Joint Sub Registrar, Hingna in Book No. 1 at Registered Serial No. 3179/2022 on 26.05.2022. As a result therefore Mr. Ashish Ishwar Ganvir has now become an exclusive, absolute and full Owner of the property comprising Khasra No. 13/1/B having an area of 1.00 Hectare R., Land Revenue Rs. 1.60/-, Khate No. 1735 of Mouza - ISASANI in Tahsil - Hingna and District - NAGPUR with heritable and transferable rights therein.

THAT the said Mr. Ashish Ishwar Ganvir lateron decided to develop the aforesaid Land bearing Khasra No. 13/1/B, having an area of 1.00 Hectare R. into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly it has prepared the proposed Layout Plan of the said Khasra No. 13/1/B, admeasuring 1.00 Hectare R. by carving out various Plots of different sizes therein and to be known and styled as **"SHOBHA NAGAR"** and the said layout is duly sanctioned and approved and recommended for Non-Agricultural purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide its Letter No. E.E./NMRDA/6873 Dated 19.04.2022.

THAT, the aforesaid entire land bearing Khasra No. 13/1/B of Mouza – ISASANI, Patwari Halka No. 46-A is converted for Non Agricultural (Residential) Use by the Collector, Nagpur, vide its Order No. Prastu/Collector/Kavi-1011/2022 Dated 01-06-2022 passed in Revenue Case No. 231/NAP-34/Mouza-ISASANI/Hingna/2021-22.

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Advocate

THAT, Layout Development Agreement of the said Khasra No. 13/1/B of Mouza – ISASANI executed on Dated 13-07-2023 made between Ku. Aparna Ishwar Ganvir and others with Nagpur Metropolitan Region Development Authority, Nagpur declared by the Government of Maharashtra for Nagpur Metropolitan Area and the said layout is also duly final sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/DPC/Agree/688 Dated 13.07.2022.

THAT, out of the aforesaid Layout, the Plot Nos. 11, 12, 14, 18 and 19 are Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/DPC/RL/999 Dated 29.08.2022.

THAT the aforesaid Mr. Ashish Ishwar Ganvir lateron gifted/donated the Plot of land out of the aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 13 out of the sanctioned Layout known and styled as "SHOBHA NAGAR", admeasuring North-South 12.25 Meters and East-West 16.00 Meters thus total admeasuring 196.00 Sq. Mtrs. (i.e. 2109.744 Sq. Ft.) being a portion of the entire land bearing Khasra No. 13/1/B of Mouza – ISASANI, P. H. No. 46A and including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, within the limits of the Grampanchayat Isasani in Tahsil – Hingna and District – NAGPUR, in favour of Mrs. Arpana Mangesh Salvatkar (before marriage Ku. Arpana Ishwar Ganvir), by a Gift Deed Dated 27.10.2022, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 6466/2022 on 28.10.2022.

THAT in the like manner the aforesaid Mr. Ashish Ishwar Ganvir lateron gifted/donated the Plot of land out of the aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 12 out of the sanctioned Layout known and styled as "SHOBHA NAGAR", admeasuring North-South 12.25 Meters and East-West 16.00 Meters thus total admeasuring 196.00 Sq. Mtrs. (i.e. 2109.744 Sq. Ft.) being a portion of the entire land bearing Khasra No. 13/1/B of Mouza – ISASANI, P. H. No. 46A and including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, within the limits of the Grampanchayat Isasani in Tahsil – Hingna and District – NAGPUR, in favour of Mrs. Priti Pankaj Hadke (before marriage Ku. Priti Ishwar Ganvir), by a Gift Deed Dated 27.10.2022, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 6467/2022 on 28.10.2022.

THAT in the like manner the aforesaid Mr. Ashish Ishwar Ganvir lateron gifted/donated the Plot of land out of the aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 14 out of the sanctioned Layout known and styled as "SHOBHA NAGAR", admeasuring North-

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Advocate

South (10.50 + 14.092)/2 Meters and East-West 16.00 Meters thus total admeasuring 196.74 Sq. Mtrs. (i.e. 2117.70 Sq. Ft.) being a portion of the entire land bearing Khasra No. 13/1/B of Mouza – ISASANI, P. H. No. 46A and including all other easementary rights appurtenant and belonging thereto, situated at Village – Isasani, within the limits of the Grampanchayat Isasani in Tahsil – Hingna and District – NAGPUR, in favour of Ku. Megha Ishwar Ganvir, by a Gift Deed Dated 27.10.2022, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 6479/2022 on 28.10.2022.

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 Khasra No. 13/1/B.

(ii) Copy of Deed of Partition dated 18-04-2015 made between (1) Mr. Baba Keshavrao Ganvir, (2) Mr. Madan Keshavrao Ganvir, (3) Mrs. Aruna Mukundrao Chahande (before marriage name Aruna Keshavrao Ganvir), (4) Mrs. Sangita Nagsen Mankar (before marriage name - Sangita Keshavrao Ganvir), (5) Mr. Uddhav Kachru Ganvir, (6) Mr. Ashish Ishwar Ganvir, (7) Sumita Ishwar Ganvir (after marriage name Mrs. Sumita Naresh Gajghate), (8) Aparna Ishwar Ganvir (after marriage name - Aparna Mangesh Salwatkar) (9) Ku. Megha Ishwar Ganvir, (10) Ku. Priti Ishwar Ganvir (after marriage name - Mrs. Priti Pankaj Hadke) (11) Smt. Shobha Ishwar Ganvir, (12) Mr. Sachin Madhavrao Ganvir, (13) Mr. Sumant Madhavrao Ganvir, (14) Ku. Sujata Madhavrao Ganvir (after marriage name - Mrs. Sujata Chetan Chahande), (15) Smt. Kamla Madhavrao Ganvir for Khasra No. 13/1.

(iii) Copy of Relinquishment/Release Deed dated 25.05.2022 for Khasra No. 13/1/B executed by (1) Ku. Priti Ishwar Ganvir @ Mrs. Priti Pankaj Hadke, (2) Ku. Sumita Ishwar Ganvir @ Mrs. Sumita Naresh Gajghate, (3) Ku. Megha Ishwar Ganvir, (4) Ku. Arpana Ishwar Ganvir @ Mrs. Arpana Mangesh Salvatkar and (5) Smt. Shobha Ishwar Ganvir in favour of remaining co-owner namely Mr. Ashish Ishwar Ganvir, baring Registered Serial No. 3179/2022 on 26-05-2022.

(iv) Copy of Gift Deed dated 27.10.2022 for Plot No. 13 executed by Mr. Ashish Ishwar Ganvir in favour of Mrs. Arpana Mangesh Salvatkar (before marriage Ku. Arpana Ishwar Ganvir), bearing Registered Serial No. 6466/2022 on 28.10.2022.

(v) Copy of Gift Deed dated 27.10.2022 for Plot No. 12 executed by Mr. Ashish Ishwar Ganvir in favour of Mrs. Priti Pankaj Hadke (before marriage Ku. Priti Ishwar Ganvir), bearing Registered Serial No. 6467/2022 on 28.10.2022.

(vi) Copy of Gift Deed dated 27.10.2022 for Plot No. 14 executed by Mr. Ashish Ishwar Ganvir in favour of Ku. Megha Ishwar Ganvir, bearing Registered Serial No. 6479/2022 on 28.10.2022.

(vii) Sanctioned Layout Plan and Letter Dated 19.04.200 for Khasra No. 13/1/B.

(viii) Non-Agricultural Order dated 01.06.2022 for Khasra No. 13/1/B.

(ix) Layout Development Agreement Dated 13.07.2022 for Khasra No. 13/1/B.

(x) Release Letter Dated 29.08.2022

ASHWIN R. PATIL
Advocate

THAT all the aforesaid documents produced before by Mr. Ashish Ishwar Ganvir 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. 13/1/B of Mouza - ISASANI in Tahsil – Hingna and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide GRN No. MH006822205202324E dated 18.08.2023.

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 : 18.08.2023

Ashwin Patil
Advocate

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

CHALLAN
MTR Form Number-6

GRN MH006822205202324E	**BARCODE**	**Date** 18/08/2023-18:10:26	**Form ID**
Department Inspector General Of Registration			
Search Fee		**Payer Details**	
Type of Payment Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name HGN_HINGNA SUB REGISTRAR		**Full Name**	ASHWIN PATIL
Location NAGPUR			
Year 2023-2024 One Time		**Flat/Block No.**	54
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	375.00	**Road/Street**	SAWARKAR NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	MOUZA ISASANI SURVEY NO 13/1/B SEARCH FEE 30 YEARS
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	00040572023081891401 IK0CKJTDO3
Cheque/DD No.		Bank Date	RBI Date	18/08/2023-18:24:11 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .