Res. : 54 Sawarkar Nagar,

Khamla Road, Nagpur-15

***Ashwin R. Patil***

ADVOCATE

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**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. 113/1 (Part)** of **Mouza – ISASANI**, Patwari Halka No. 46, having **an area of 3.19 Hectare R (Plotable area 18239.40 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 1463, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SUNRISE PARK"**, 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 1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra (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. 113/1 (PART)** of **Mouza – ISASANI**, Patwari Halka No. 46, having **an area of 3.19 Hectare R (Plotable area 18239.40 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 1463, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SUNRISE PARK"**, situated at Village - Isasani, in Tahsil - Hingna and District – NAGPUR and bounded as under :- On The East - Khasra Nos. 121 & 123, On The West - Remaining Portion of Khasra No. 113/1, On The North - Khasra No. 125, On The South - Khasra Nos. 113/4 & 113/3B.

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Khamla Road, Nagpur-15

**(2)** The Document of allotment of plot :- Sale Deed dated 24-11-2008 for land admeasuring 3.19 Hectare R. being a portion of the entire land bearing Khasra No. 113/1 executed by Mr. Balwant Pundlikrao Samarth alongwith Mr. Uday Balwant Samarth, Mr. Avinash Balwant Samarth, Mrs. Savita Subhashrao Itankar and Mr. Sanjay Padmakar Bhonde in favour of (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra, bearing Registered Serial No. 6818/2008 Regd. on 26-11-2008.

**(3)** Non Agriculture order for use of Residential purpose dated 21-03-2024 passed in Revenue case No. -43/NAP-34/-1/2023-2024 and tentative sanction layout map duly sanction dated 01-02-2024.

**(4)** 7/12 extract issued by Competent Authority Mutation Entry No. 1037 dated 03.12.2008 for for land admeasuring 3.19 Hectare R. being a portion of the entire land bearing Khasra No. 113/1.

**(5)** 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. 113/1 (PART)** of **Mouza – ISASANI**, Patwari Halka No. 46, having **an area of 3.19 Hectare R (Plotable area 18239.40 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 1463, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SUNRISE PARK"**, situated at Village - Isasani, in Tahsil - Hingna and District – NAGPUR | (1) Mr. Dariyana Gurmukhdas Rohra and<br>(2) Mr. Kailash Dhanraj Batra |

(i) Qualifying comments / remarks if any:....

In accordance with the available search from the online portal the Title of (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra on the said lands are good, valid, marketable, clear and salable

The report reflecting the flow of the title of the (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

**Encl : Annexure**

**Nagpur.**
**Dated : 29.03.2024**

**Ashwin Patil**
**Advocate**

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## FORMAT- A

(Circular No. 28/2021)

## ANNEXURE

## FLOW OF THE TITLE OF THE SAID LAND

**1) 7/12 Extract of Khasra No. 113/1 (Part) issued by Village Officer, Isasani, Hingna as on date of application for registration**

The names of (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra are recorded in the 7/12 Extracts of **Khasra No. 113/1 (Part)** of **Mouza – ISASANI**, Patwari Halka No. 46, having **an area of 3.19 Hectare R.,** held in Occupancy Class-1 Rights, Khate No. 1463, situated at Village - Isasani in Tahsil – Hingna and District – NAGPUR .

**2) Mutation Entry -**

**The 7/12 Extract of Khasra No. 113/1 (Part) issued by Village Officer, Isasani, Hingna reveal that vide** Mutation Entry No. 1037 dated 03.12.2008 for **Khasra No. 113/1 (Part)** the name of (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra are recorded as owners of the said lands.

**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. 113 of Mouza – ISASANI, Patwari Halka No. 46, having an area of 18.84 Hectare R., Rental Rs. 10.50/-, held in Occupancy Class-1 Rights, Khata No. 110 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) Smt. Satyabhama Pundlik Samarth, (2) Mr. Balwant Pundlik Samarth, (3) Mr. Madhukar Pundlik Samarth, (4) Mr. Purushottam Pundlik Samarth, (5) Mrs. Lila Dadaram Masurkar and (6) Mrs. Asha Balchandra Thaware, jointly as a recorded Joint Owners thereof, being their ancestral property.

THAT the aforesaid (1) Smt. Satyabhama Pundlik Samarth, (2) Mr. Balwant Pundlik Samarth, (3) Mr. Madhukar Pundlik Samarth, (4) Mr. Purushottam Pundlik Samarth, (5) Mrs. Lila Dadaram Masurkar and (6) Mrs. Asha Balchandra Thaware jointly lateron transferred/sold the portion out of their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 1.62 Hectare (i.e. 4 Acres) being Western Portion out of the entire land bearing Khasra No. 113 of Mouza – ISASANI, Patwari Halka No. 46, having total area of 18.84 Hectare R., Rental Rs. 10.50/-, held in Occupancy Class-1 Rights, Khata No. 110 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, by way of Sale to Mr. Aniket Santoshrao Kene, by a Sale Deed Dated 09.07.1991, which is duly registered in the Office of the Sub Registrar, Nagpur

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

in Addl. Book No. 1 at Registered Sr. No. 4650(P) on 09.07.1991. After this Sale Deed, the said portion of land sold to Mr. Aniket Santoshrao Kene is now renumbered as Khasra No. 113/2, having an area of 1.62 Hectare R., Land Revenue Rs. 0.80/-, held in Bhogwatdar Class-1 Rights and remaining portion of land owned by the aforesaid Co-owner is now renumbered as Khasra No. 113/1, having an area of 17.22 Hectare R., Land Revenue Rs. 9.70/-, held in Bhogwatdar Class-1 Rights.

THAT during the course of time the aforesaid Smt. Satyabhama Pundlik Samarth left for heavenly abode and her legal heirs are already mutated in the records of the aforesaid property thus her name was deleted from the Revenue Records.

THAT, the aforesaid (1) Mr. Balwant Pundlik Samarth, (2) Mr. Madhukar Pundlik Samarth, (3) Mr. Purushottam Pundlik Samarth, (4) Mrs. Lila Dadaram Masurkar and (5) Mrs. Asha Balchandra Thaware lateron partition their aforesaid comprising Khasra No. 113/1, having an area of 17.22 Hectare R., Land Revenue Rs. 9.70 of Mouza – ISASANI in Tahsil - Hingna and District - NAGPUR in between them by executing a Partition Deed on 25.12.1998. In terms of the said Partition, the land admeasuring 4.41 Hectare R. being Western Portion out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI was allotted to the exclusive share of Mr. Balwantrao Pundlikrao Samarth absolutely forever with heritable and transferable rights therein. In the like manner, the land admeasuring 4.41 Hectare R. being Eastern Portion out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI was allotted to the exclusive share of Mr. Madhukar Pundlikrao Samarth absolutely forever with heritable and transferable rights therein. In the like manner, the land admeasuring 4.41 Hectare R. out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI was allotted to the exclusive share of Mr. Purushottam Pundlikrao Samarth absolutely forever with heritable and transferable rights therein. In the like manner, the land admeasuring 2.00 Hectare R. out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI was allotted to the exclusive share of Mrs. Lila Dadarao Masurkar absolutely forever with heritable and transferable rights therein and the land admeasuring 2.00 Hectare R. out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI was allotted to the exclusive share of Mrs. Asha Balchandra Thaware absolutely forever with heritable and transferable rights therein.

THAT, the land owned by Mr. Balwantrao Pundlikrao Samarth lateron renumbered as "Khasra No. 113/1, having an area of 4.40 Hectare R., Land Revenue Rs. 2.30/-".

THAT the aforesaid Mr. Balwantrao Pundlikrao Samarth lateron transferred/sold the portion of land admeasuring 0.81 Hectare R. (i.e. 2 Acres) out of his aforesaid property bearing Khasra No. 113/1, by way of Sale to (1) Mr. Sushil Manoharrao Tidke, (2) Mr. Shrikant Manoharrao Tidke and (3) Mr. Pramod Manoharrao Tidke, by a Sale Deed dated 03.11.2001, which is duly registered in the office of the Joint Sub Registrar Hingna in Book No. 1 at Registered

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

Serial No. 3524/2001 on 03.11.2001. After this Sale Deed, the sold portion of land is renumbered as Khasra No. 113/1/A, having an area of 0.81 Hectare R., Land Revenue Rs. 0.60/- in the name of (1) Mr. Sushil Manoharrao Tidke, (2) Mr. Shrikant Manoharrao Tidke and (3) Mr. Pramod Manoharrao Tidke and remaining portion of land admeasuring 3.59 Hectare R., Land Revenue Rs. 1.70/- owned by Mr. Balwantrao Pundlikrao Samarth numbered as Khasra No. 113/1.

THAT the aforesaid Mr. Balwantrao Pundlikrao Samarth lateron transferred/sold the portion of land admeasuring 3.19 Hectare R. being Eastern Portion out of his aforesaid property bearing Khasra No. 113/1 having total area of 3.59 Hectare R., by way of Sale to (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra, by a Sale Deed dated 24.11.2008, which is duly registered in the office of the Joint Sub Registrar Hingna in Book No. 1 at Registered Serial No. 6818/2008 on 25.11.2008.

As a result therefore (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra jointly have now become an exclusive, absolute and full Joint Owners of the land bearing Khasra No. 113/1 having an area of 3.19 Hectare R. of Mouza - ISASANI in Tahsil - Hingna and District - NAGPUR with heritable and transferable rights therein.

THAT the aforesaid (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra lateron decided to develop the aforesaid Land bearing Khasra No. 113/1 into a Residential Layout by carving out various Plots of different sizes therein for the allotment to various prospective buyers/Purchaser and the said Layout is duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(Metro)/1799 Dated 26.06.2013. That the said Owners lateron prepared a revised layout plan and the same is duly sanctioned by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(Metro)/B.E.-2/360 Dated 04.09.2014.

THAT, the aforesaid entire land bearing Khasra No. 113/1 having total area of 3.59 Hectare R. of Mouza – ISASANI, out of which the land admeasuring 3.19 Hectare R. (i.e. 18239.40.00 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. Prastutkar/Jilhadhikari/Kavi-1025/2014 Dated 09.07.2013 passed in Revenue Case No. 479/NAP-34/2012-2013 and Revised Non Agricultural Order Dated 27.10.2014

THAT Layout Development Agreement of land admeasuring 3.19 Hectare R. out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI executed on 14-02-2012 made between (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra with Nagpur Improvement Trust, Nagpur and the said layout is also finally sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. EE(Metro)/218 Dated 26.09.2013. That lateron modification in Development Agreement Dated

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25-11-2014 by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Revised Letter No. E.E.(Metro)BE-2/808 Dated 25.11.2014.

THAT the said (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra lateron prepared a Revised Layout Plan of the said land admeasuring 3.19 Hectare. R. out of the entire land bearing Khasra No. 113/1 of Mouza – ISASANI by carving out various Plots of different sizes therein and to be known and styled as "**SUNRISE PARK**" and the said layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Permit No. 42794, Approval No. NMRDA/LT/2023/APL/00197 Dated 01.02.2024. and Non Agriculture order for use of Residential purpose dated 21-03-2024 passed in Revenue case No. -43/NAP-34/-1/2023-2024.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

**(i)** Sale Deed dated 24-11-2008 for land admeasuring 3.19 Hectare R. being a portion of the entire land bearing Khasra No. 113/1 executed by Mr. Balwant Pundlikrao Samarth alongwith Mr. Uday Balwant Samarth, Mr. Avinash Balwant Samarth, Mrs. Savita Subhashrao Itankar and Mr. Sanjay Padmakar Bhonde in favour of (1) Mr. Dariyana Gurmukhdas Rohra and (2) Mr. Kailash Dhanraj Batra, bearing Registered Serial No. 6818/2008 Regd. on 26-11-2008.

**(ii)** Non Agriculture residential purpose use order dated 21-03-2024

**(iii)** Layout Plan sanctioned Dated 01.02.2024.

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. 113/1 of Mouza - ISASANI in Tahsil –Hingna and District Nagpur for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide GRN No. MH017021413202324E dated 11-03-2024.

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 : 29.03.2024**

**Ashwin Patil**
**Advocate**

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