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Tuesday,11 March 2025 7:45 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5684 दिनांक: 11/03/2025

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नगन1-0-2025**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अँड आशिष मेहडिया**

वर्णन शोध अर्ज क्र.2226/2025 मौजा वांजरा ख.क्र.11-12/2 सीटी सर्व्हे नं.22 शिट नं.9/6/10 शोध सन 1995 ते 2025

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017483768202425U दिनांक: 11/03/2025

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
नागपुर-१

Ashish Mehadia
Advocate

Mehadia & Co.
Advocates
'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
Bar Council of Mah. & Goa Roll No.Mah/1423/1994
(Tele: 2532729 Mobile 9422906789)
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FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

I have investigated the title of the land on the request of M/s Sandeep Dwellers Pvt. Ltd. and have perused the following documents i.e.:-

Description of the Property : All that piece and parcel of land bearing Kh.No.11-12/2 admeasuring 5A 31G (142,106.33 Sq. Ft.) CTS No.22, Sheet No.916/10 situated at Mouza Wanjara, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and Distt. Nagpur and bounded as under:

On the East : Kh.No.11-12/3
On the West : Nari Pandan (Nari Chi shiv)
On the North : Kh.No.10 of Shri Nathuji Umate
On the South : Kh.No.13

1) The documents of ownership of the said plot :

i.) Partition Deed Dt.20.03.1987 in between Haji Ibrahim and Sk. Rahmatullah.

ii.) Memorandum of Oral Gift Dt.29.04.2003 executed Smt. Jubedai, three sons namely Sk. Hassan Haji Ibrahim Patel, Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel.

iii.) 7/12 Extract.

iv.) Copy of Order Dt.09.11.2004 the Additional Collector, Nagpur granting permission for changing holding class from Occ. Class II to Occ. Class I.

v.) Copy of Order Order Dt.11.03.2004 u/s 8(4) of ULC Act.

vi.) Copy of Order Dt.19.05.2004 u/s 20 of ULC Act passed in ULC Case No.ATP/ULC/TD(409)/2004/664.

vii.) Copy of Development Agreement Dt.24.5.2005 registered at Sr.No. 1238/2005 in the office of Sub-Registrar - 6, Nagpur in favor M/s Sandeep Dwellers Pvt. Ltd..

viii.) Copy of Power of Attorney Dt.24.5.2005 registered at Sr.No.1239/2005 in favor of the authorized directors of M/s Sandeep Dwellers Pvt. Ltd.

ix.) Order Dt.26.02.2007 passed in Rev. Case No.77/NAP-34/2006-2007 by Additional Collector, Nagpur permitting change of user of land

x.) Aakhiv Patrika.

xi.) Transfer Deed Dt.14.02.2020 registered at Sr.No.1260/2020 in the office of Sub-Registrar – 4, Nagpur and Correction Deed Dt.13.03.2020 registered at Sr.No.1991/2020 in the

office of Sub-Registrar – 4, Nagpur in respect of land admeasuring 3380.58 Sq.Mts., which land has been transferred in favor of Nagpur Municipal Corporation.

2) Search report for 30 years from the year 1995 till 10.03.2025.

1. 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 Sk. Hassan Haji Ibrahim Patel, Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel is clear, marketable and without any encumbrances and in pursuance to Development Agreement and Power of M/s Sandeep Dwellers Pvt. Ltd. is having absolute right to develop and deal with the property.

   Owners of Land
   1. Sk. Hassan Haji Ibrahim Patel,
   2. Sk. Hussain Haji Ibrahim Patel &
   3. Sk. Hanif Haji Ibrahim Patel

   All that piece and parcel of land bearing Kh.No.11-12/2 admeasuring 5A 31G (142,106.33 Sq. Ft.) CTS No.22, Sheet No.916/10 situated at Mouza Wanjara, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and Distt. Nagpur.

2. The report reflecting the flow of the title of the promoter on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause are Annexed.

Ashish Mehadia
MAH/1423/1994
Advocate

Ashish Mehadia
Advocate

Date: 15.03.2025

Ashish Mehadia
Advocate

Mehadia & Co.
Advocates
'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
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FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) That the Land bearing Survey Sr.No.11-12/2 was originally admeasuring about 10A 62G was originally owned and possessed by Sk. Karim Patel and after his death the same devolved upon Haji Sk. Rahmatullah, Sk. Ibrahim and Smt. Baituli Habibmiya and they having partitioned the property amongst themselves Haji Sk. Rahmatullah and Smt. Baituli Habibmiya became exclusive owners of the same as recorded in 7/12 Extract.

2) Smt. Baituli Habibmiya had relinquished her share on 26.10.1981 in favor of Haji Sk. Rahmatullah and Sk. Ibrahim. Sk. Rahmatullah and Sk. Ibrahim have partitioned the said property amongst themselves and the property under reference has been allotted to Sk. Ibrahim as per partition deed dt.20.03.1987.

3) After the death of Sk. Ibrahim, the aforesaid property devolved upon his widow namely Smt. Jubedabi, three sons Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel and two daughters namely Smt. Chandbi Sk. Rafiq & Smt. Nasebabi Sk. Israil.

4) Smt. Jubedabi, Smt. Chandbi Sk. Rafiq & Smt. Nasebabi Sk. Israil have gifted there share in terms of Oral gift Dt.20.04.2003 & Memorandum of Oral Gift Dt.29.04.2003 executed Smt. Jubedai, three sons namely Sk. Hassan Haji Ibrahim Patel, Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel and thus Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel became absolute owners of All that piece and parcel of land bearing Kh.No.11-12/2 admeasuring 5A 31G (142,106.33 Sq. Ft.) CTS No.22, Sheet No.916/10 situated at Mouza Wanjara, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and Distt. Nagpur.

5) That, Sk. Hussain Haji Ibrahim Patel & Sk. Hanif Haji Ibrahim Patel have entered into Development Agreement Dt.24.5.2005 registered at Sr.No. 1238/2005 in the office of Sub-Registrar - 6, Nagpur in favor M/s Sandeep Dwellers Pvt. Ltd. And have also executed Power of Attorney Dt.24.5.2005 registered at Sr.No.1239/2005 in favor of the authorized directors of M/s Sandeep Dwellers Pvt. Ltd.

6) I, have taken search for 30 years from 1995 to 10.03.2025 vide Receipt No.5684 in the office of Sub-Registrar - 1, Nagpur. However, most of the Index II registers in the offices of Sub-Registrars were not consistently available for inspection, as some are either torn into pieces and mutilated and some of the registers were sent for

binding or not available for inspection. From the available registers and records, I could not lay my hands on any adverse entry whereby affecting the title of the present owner and thus the present owner is having clear and marketable title.

7) Any other relevant title – No.

8) Litigations if any – No.



Ashish Mehadia
Advocate

Date: 15.03.2025