

Ashish Mehadia
Advocate

Mehadia & Co.

Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
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Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

1. I have investigated the title of the land on the request of M/s Rahul Properties through its partner M/s Sandeep Dwellers Pvt. Ltd. and following documents i.e.:-

Description of the Property :

ALL THAT Piece and Parcel of land out of land bearing Kh. No. 11-12/3 admeasuring 18846.18 Sq. Mts., holding Class Occ. I having City Survey No. 22, Sheet No. 916/10 of Mouza Wanjara situated at Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation and bounded as under:

ON THE EAST : Kh. No.11-12/2
ON THE WEST : Nari Pandan
ON THE NORTH : Kh.No.10
ON THE SOUTH: KH. No. 13

1) The documents of ownership of the said plot :

- i.) Sale Deed 06.10.2008 registered at Sr.No.06099-2008 in the office of Sub-Registrar - 8, Nagpur in favor of M/s Rahul Properties.
- ii.) Memorandum of Oral Gift Deed Dt.03.05.2005 in favor of Rashidbhai Patel & Mobimbhai Patel.
- iii.) Development Agreement Dt. 03.05.2005 in favor of M/s M. Foundation.
- iv.) Order Dt.16.3.2004 in ULC Case No.1810/76 declaring 2 retainable land, each admeasuring 1500 Sq.Mts.
- v.) Aakhiv Patrika showing mutation in the name of M/s Rahul Properties.

1) Search report for 30 years from the year 1992 till 18.02.2022.



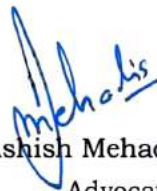
- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Rahul Properties is clear, marketable and without any encumbrances.

1) Owner of Land – M/s Rahul Properties

Kh. No. 11-12/3 admeasuring 18,846.18 Sq. Mts., holding Class Occ. I having City Survey No. 22, Sheet No. 916/10 of Mouza Wanjara situated at Kamptee Road, Nagpur.

- 3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause (1) are Annexed.


Ashish Mehadia
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Date: 19.02.2022

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LEGAL TITLE REPORT

- 1) ALL THAT PIECE AND PARCEL OF Land Land bearing Kh. No. 11-12/3 admeasuring 5A 31G, holding Class Occ. I of Mouza Wanjara, Nagpur was originally owned and possessed by Haji Sk. Rahmatullah Sk. Karim who by way of Oral Gift has gifted the same to his sons Shri Rashidbhai Patel & Shri Mobinbhai Patel in terms of Memorandum of Oral Gift Dt. 03.05.2005.
- 2) Shri Rashidbhai Patel & Shri Mobinbhai Patel had entered into a Development Agreement Dt. 03.05.2005 in respect of ALL THAT Piece and Parcel of land admeasuring 5A 31G Sq. Mts., land bearing Kh. No. 11-12/3, holding Class Occ. I having City Survey No. 22, Sheet No. 916/10 of Mouza Wanjara situated at Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation with M/s M. Foundation.
- 3) That the present owner had purchased ALL THAT Piece and Parcel of land out of land bearing Kh. No. 11-12/3 admeasuring 18,846.18 Sq. Mts., holding Class Occ. I having City Survey No. 22, Sheet No. 916/10 of Mouza Wanjara situated at Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation vide registered Sale Deed Dt. 6.10.2008 at Sr. No. 06099-2008 in the office of Sub-Registrar-8, Nagpur.
- 4) The Competent Authority under the provisions of ULC Act 1976 had declared two retainable lands each admeasuring 1500 Sq. Mts. vide Order Dt. 16.3.2004 in ULC Case No. 1810/76
- 5) The Collector, Nagpur by its Order Dt. 26.02.2007 in NAP Case No. 77/NAP-34/2006-2007 granted the permission for non-agricultural purposes.
- 6) The Competent Authority under Sec. 20 of ULC Act' 1976 had sanctioned scheme and tentative layout vide Order Dt. 26.3.2004 in ULC Case No. ATP/ULD/TD

(383)/2004/465.

- 7) That the aakhiv patrika demonstrates that the name of original owner Haji Sk. Rahmatullah Sk. Karim was duly recorded as owner and thereafter the names of Shri Rashidbhai Patel & Shri Mobinbhai Patel were mutated on 20.04.2009 vide Mutation Entry No.311 and that of M/s Rahul Properties on 20.04.2009 vide Mutation Entry No.312.
- 8) I have search for 30 years from the year 1992 to 18.02.2022 in the office of Sub-Registrar – 1, Nagpur, however I have not come across any adverse entry, whereby the title of the present owners is affected in any manner and thus the present owners are having clear and marketable title.
- 9) Any other relevant title : No.
- 10) Litigation if any : No.



Ashish Mehadia
Advocate.

Dt.19.02.2022

264/0

Thursday 17 February 2022 7:02 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र. 2531 दिनांक 17/02/2022

मातृगण नाव

सन्तोषबाबा अन्तर्मातृ नगर-1-0-2022

सन्तोषबाबा प्रकार :

मातृगण वसणान्याने नाव, अँड, आशिप मेहादीया

वसण शोध अर्ज क्र. 1047/2022, मौजा - ~~सन्तोषबाबा~~, मिटी मळें क्र. 22, एफ एम आर नं. 11-12/3, शिट क्र. 916/10, शोध सन 1993 ते 2022

शोध व निर्गक्षण

रु. 750.00

एकूण:

रु. 750.00

NGP1

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

टीडी/धनादेश/पे ऑर्डर क्रमांक: MH013263815202122E दिनांक: 17/02/2022

वसण नाव व पत्ता:

वसण-सन्तोषबाबा, पत्ता: 2
सन्तोषबाबा, पत्ता: 2