

RAM A. JOSHI
ADVOCATE

Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to –

- (i) **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 106/1** , admeasuring about area **2.48 Hectar R (i.e 24800 Sq.Mtr)**, **Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No.30, **Mouza – SALAI DABHA**, Tah.Hingna, Distt. Nagpur
- (i) **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 106/2**, admeasuring about area **2.42 Hectar R (i.e 24200 Sq.Mtr)**, **Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No. 254, Mouza – SALAI DABHA, Tah.Hingna, Distt. Nagpur

Hereinafter referred to as “**THE SAID PROPERTY**”)

I have investigated the title of **Kh. No. 106/1 and 106/2** on the request of **M/S R.S DEVELOPERS** through its Partner, **SHRI SATISH S/O LAXMANRAO BANGIRWAR** with following details and documents i.e.:-

(1) **THAT**, aforesaid **M/S R.S DEVELOPERS** through its Partner, **SHRI SATISH S/O LAXMANRAO BANGIRWAR**, are the absolute owners and are in peaceful possession of
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- (i) **ALL THAT** Piece and Parcel of land at **Kh. No. 106/1** , admeasuring about area **2.48 Hectar R (i.e 24800 Sq.Mtr)** **Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No.30, **Mouza – SALAI DABHA**, Tah.Hingna, Distt. Nagpur
- (ii) **ALL THAT** Piece and Parcel of land at **Kh. No. 106/2**, admeasuring about area **2.42 Hectar R (i.e 24200 Sq.Mtr)** **Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No.254, Mouza – SALAI DABHA, Tah.Hingna, Distt. Nagpur

along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same from its previous owner **SHRI ATUL MANOHARRAO YAMSANWAR** by way of Deed of Sale which is duly registered on 10.06.2024 at Sr. no. 5497-2024 before the Joint Sub-Registrar Hingna.

THAT, initially the said Shri Atul Manoharrao Yamsanwar was the absolute owner of Kh. No. 106/1 at Mouza Salaidabha, Tah Hingna, Dist Nagpur having purchased the same from its previous owner Suleman Shabuddin Raiyyani vide Sale deed dated 25/05/2021 at Sr. No. 4003 before the Sub registrar Hingna.

THAT, initially the said Shri Atul Manoharrao Yamsanwar was the absolute owner of Kh. No. 106/2 at Mouza Salaidabha, Tah Hingna, Dist Nagpur having purchased the same from its previous owner Shri Kishore Shivandanmal Mokha vide Sale deed dated 25/05/2021 at Sr. No. 4004 before the Sub registrar Hingna.

➤ **History of Kh.No.106 / 1**

THAT, the above said Suleman Shabuddin Raiyyani was the absolute owner of All that piece and parcel of agricultural field bearing khasra no. 106/1, admeasuring area 2.48 Hecter R, Class -1, Land Revenue 5.00, P.H. No. 70, Khate No. 30, Mouza - Salaidabha, Tah. Hingna, Dist. Nagpur, and more described in the schedule hereinafter and name of the vendor is duly recorded in the government named here in above as recorded owner thereof.

THAT, the said Suleman Shabuddin Raiyyani had purchased he aforesaid property from 1. Smt. Bayanabai Janbaji Wankhede, 2. Mrs. Sumitrabai Mahadeorao Thakare, 3. Mrs. Indubai Vinayakrao Pangul, 4. Mr. Rajesh Ashokbhai Selarka and 5. Mr. Vivek Chaturbhuj Agrawal vide it registered Sale Deed dtd.07.08.2007 at Sr. No. HGN – 04667/ 2007 in the office of the Sub Registrar Hingna.

THAT, the above said previous owners namely 1. Smt. Bayanabai Janbaji Wankhede, 2. Mrs. Sumitrabai Mahadeorao Thakare, 3. Mrs. Indubai Vinayakrao Pangul were the exclusive joint owners of agricultural field bearing khasra no. 106/1, admeasuring area 0.43 Hectar R, Class -1, Land Revenue 0.87, P.H. No. 70, Khate No. 30, Mouza-Salaidabha, Tah. Hingna, Dist. Nagpur.

THAT, the aforesaid property was the ancestral property of the previous owner namely 1. Smt. Bayanabai Janbaji Wankhede, 2. Mrs. Sumitrabai Mahadeorao Thakare, 3. Mrs. Indubai Vinayakrao Pangul, and they were absolute joint owners of the aforesaid agricultural field.



THAT, the above said previous owners namely Mr. Rajesh Ashokbhai Selarka and Mr. Vivek Chaturbhui Agrawal were the exclusive joint owners of agricultural field bearing khasra no. 106/1 admeasuring area 2.05 Hector R, on the north side portion by dividing the said land from east to west side, class- 1, land revenue 4.13, PH, no. 70, khate no, 30, Mouza- Salaidabha, Tah. Hingna, dist. Nagpur.

THAT, the above said property is the self acquired property of the previous owners namely Mr. Rajesh Ashokbhai Selarka and Mr. Vivek Chaturbhuj Agrawal. That the previous owner namely 1. Mr. Rajesh Ashokbha selarka and 2. Mr. Vivek Chaturbhuj Agrawal had purchased the above said property from the previous vendor namely 1. Smt. Bayanabai Janbaji Wankhede, 2. Mrs. Sumitrabai Mahadeorao Thakare. 3. Mrs. Indubai Vinayakrao Pangul, on 02.08.2006, vide registered sale deed dated 03.08.2006 at Sr. No. 4388 / 2006 in the office of the Sub-Registrar Hingna.

➤ **History of Kh.no.106 / 2**

THAT, the said Shri Kishore Shivandanmal Mokha was the absolute owner of all that piece and parcel of agricultural field bearing khasra no. 106/2, admeasuring area 2.42 hector r, class 1, land revenue 5.00, ph. No. 70, khate no. 254, Mouza - Salaidabha, Tah. Hingna, dist. Nagpur and more described in the schedule hereinafter and name of the vendor got duly recorded in the government record. That the vendor named here in above as recorded owner thereof.

THAT, the said Shri Kishore Shivandanmal Mokha had purchased the aforesaid property from Mr. Vivek Yudhishtar Banswani, vide it registered sale deed dtd. 28.09.2007 at Sr. No. **Hgn -05677 /2007** and in the office of the Sub Registrar Hingna.

THAT, the aforesaid property is the self acquired property of the previous owner. That, the previous owner has purchased the said property from smt. Deokabai Shrawan Wasad on 31.08.2005 vide its registered sale deed dtd. 02.09.2005 on its sr. No. 4795/2005 in the office of the sub registrar Hingna. That Smt. Deokabai Shrawan wasad has purchased the aforesaid property from Mr. Janba Sitaram Wankhede by registered sale deed dtd. 02.04.1996 on add. Book no. 1 at volume no. 27, at pages 156 to 161 and it sr. No. 52(p)196 in the office of the sub registrar Nagpur Gramin no. 10.

(2) **THAT**, aforesaid Owners **M/S. R.S. DEVELOPERS** through its Partner, **SHRI SATISH S/O LAXMANRAO BANGIRWAR**, are now absolute owner of the aforesaid property and have mutated their names in all the government and semi government records and has absolute and clear title over the same.

(3) **THAT** for variety of reasons and other good causes said **SHRI SATISH S/O LAXMANRAO BANGIRWAR**, Partner of **M/S.R.S. DEVELOPERS** have now decided to



carve a residential layout on the said land and has applied for the same to NMRDA and have also got the layout map tentatively sanctioned from the said authority.

(4) That, the aforesaid said **SHRI SATISH S/O LAXMANRAO BANGIRWAR** has placed before me the following documents. My opinion is based on careful study of: -

- 1) Index Register for the period 1996 to 2025.
- 2) Latest 7/12
- 3) Copy of Sale Deed with respect to aforesaid property
- 4) Tax Receipts issued by Gram Panchayat
- 5) N.A order

Owner of the land

- i) **M/S R.S DEVELOPERS, (PAN : ABGFR0453F), (Date of Incorporation : 09/11/2022), A Partnership Deed, having its registered Address at c/o Sagar Builders, L.I.C. Chowk, Yavatmal 445001, represented through its Partner SHRI SATISH S/O LAXMANRAO BANGIRWAR, Aged 55 years, Occupation Business PAN – ABTPB7074P AADHAAR - 2870 9464 9503 Mob. No. 9822466950, R/o Sai Shri Apartment, Mahinde Chowk, Yawatmal 445001.**
- ii) Qualifying comments/remarks if any **Nil**

(5) The report reflecting the flow of the title of **M/S.R.S DEVELOPERS** is enclosed herewith as annexure.

Encl: Annexure.

Date: 29.01.2025


ADV. RAM JOSHI

(Stamp)



**RAM A. JOSHI
ADVOCATE**

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Ring Road, Kotwal Nagar, Nagpur – 440022
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**FORMAT – A
(Circular No.:- 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- (1) **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 106/1** , admeasuring about area **2.48 Hectar R, (i.e 24800 Sq.Mtr) Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No.970, **Mouza – SALAI DABHA**, Tah.Hingna, Distt. Nagpur, together with all trees, shrubs, passage, right of way, pathways, water courses and all easementary rights appurtenant and belonging thereto and bounded as under :-

To East	:	Land of Mr.Marotrao Murmule
To West	:	Land of Mr.Vivek Banswani
To North	:	Government Pandan
To South	:	Land of Mr.Rajesh Wankhede

- (2) **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 106/2**, admeasuring about area **2.42 Hectar R, (i.e 24200 Sq.Mtr) Class -1**, Land Revenue Rs.5.00, P.H. No.70, Khate No.970, **Mouza – SALAI DABHA**, Tah.Hingna, Distt. Nagpur, together with all trees, shrubs, passage, right of way, pathways, water courses and all easementary rights appurtenant and belonging thereto and bounded as under :-

To East	:	GAT / Kh.No.106/1
To West	:	Gat / Kh.No.110 and 111
To North	:	Government Pandan
To South	:	Gat / Kh.No.107/1

2. Mutation Entry Nos. for Kh No. **106/1** is 1565 dated 09/07/2024.

3. Mutation Entry Nos. for Kh No.**106/2** is 1576 dated 26/07/2024..

4.. Search report for 30 years (i.e. from 1996 to 2025) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Joint Sub – registrar Hingna, amounting to Rs. 750/- for 30 yrs for the said khasra 106/1 and Rs. 750/- for the said Khasra No. 106/2. I have taken search of last 30 years i.e. from the year 1996 to 2026, the original receipt of search at Joint Sub-registrar's Hingna bearing **MH015243408202425E**, dated **29/01/2025** enclosed herewith(Kh.No.106/1), Joint Sub-Registrar's Hingna bearing **MH015242687202425E**, dated **29/01/2025** enclosed herewith (Kh. No. 106/2),



4. The title is clear and marketable.
5. There are no Litigations on the Property.

Date
29.01.2025


ADV. RAM JOSHI

(Stamp)





CHALLAN
MTR Form Number-6



GRN	MH015242687202425E	BARCODE	Date		29/01/2025-17:22:00		Form ID				
Department				Inspector General Of Registration							
Type of Payment				Search Fee							
Type of Payment				Other Items							
Office Name				HGN_HINGNA SUB REGISTRAR		Full Name			ADV RAM JOSHI		
Location				NAGPUR		Flat/Block No.			KH NO 106 2		
Year				2024-2025 From 01/01/1996 To 29/01/2025		Premises/Building			MOUZA SALYIDABHA		
Account Head Details				Amount In Rs.		Road/Street			HINGANA		
0030072201 SEARCH FEE				750.00		Area/Locality			TOWN/CITY/DISTRICT		
						PIN			4 4 1 1 2 2		
						Remarks (If Any)			A R DEVELOPERS		
						Amount In			Seven Hundred Fifty Rupees Only		
						Words					
Total				750.00							
Payment Details				INDIAN BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN			Ref. No.		
Cheque/DD No.						Bank Date			RBI Date		
Name of Bank						Bank-Branch			INDIAN BANK		
Name of Branch						Scroll No. , Date			Not Verified with Scroll		

Department ID :
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 लागू आहे. इतर कारणासाठी किंवा लोदणी न करावयाच्या दस्तांसाठी लागू नाही.
Mobile No. : 9422111235