

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.

Mob. : 7385182509

To,
MAHARERA,
MUMBAI.

Dated 02-10-2023

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 251 OF
MOUZA-JAMTHA, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.**

I have investigated the title of the said Land/Plot on the request of **M/s. ARA HABITATS
LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand
Tajpuriya** and following documents i.e.: -

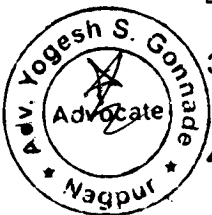
1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra No. 251 of MOUZA-
JAMTHA, P. S. K. 42 having an area of 1.68 Hectares, Rental Rs. 2.94 Yearly, held in
Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path
Ways, Water Courses and all other easementary rights appurtenant and belonging
thereto, situated at Village-Jamtha in Tahsil-Nagpur (Rural) and District-NAGPUR and
bounded as under:-

ON THE EAST - BY KH. NO. 238,
ON THE WEST - BY KH. NO. 250,
ON THE NORTH - BY KH. NO. 255,
ON THE SOUTH - BY KH. NO. 252.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	25-05-2023	Sale Deed	Original	5056-2023
2	30-06-2023	7/12 Extract	Original	



3. 7/12 extract issued by Tahsildar shows the mutation of the owners.

4. Search report for 13 years from 2011 to 2023 vides GRN No. MH008857345202324P.

Contd. ...

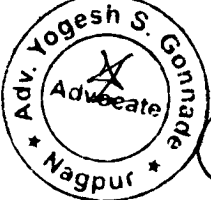
5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya**, clear, marketable and without any encumbrance.

Owners of the land

- 1) **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya** of Kh. No. 251.
- 2) The report reflecting the flow of the title of the **M/s. ARA HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre** and (2) **Shri. Atul Premchand Tajpuriya** on the said Land/Plot is enclosed herewith as annexure.

Encl: - Annexure

DATED 02-10-2023
Nagpur



Adv. Yogesh S. Gonnade
(ADVOCATE)

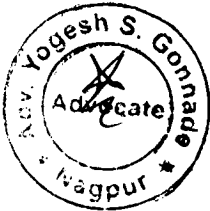


CHALLAN
MTR Form Number-6



GRN MH008857345202324P		BARCODE		Date 02/10/2023-11:58:23		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADV YOGESH S GONNADE	
Location NAGPUR							
Year 2023-2024 One Time				Flat/Block No.		34 RAMKRUSHNA NAGAR	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		UMRED ROAD	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 3 4	
				Remarks (If Any)			
				MOUZA JAMTHA KH NO 251 AREA 1.68 HECTOR P H NO 42			
Total			325.00	Amount In	Three Hundred Twenty Five Rupees Only		
				Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023100200496 9299317537537	
Cheque/DD No.				Bank Date	RBI Date	02/10/2023-11:58:47 Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7385182509
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



Yogesh S. Gonnade
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FLOW OF THE TITLE OF THE SAID LAND

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 251 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.68 Hectares, Rental Rs. 2.94 Yearly, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Jamtha in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Shri. Doma Sadu @ Sadashiv Dhage, being his separate property.

THAT, the aforesaid Agricultural land comprising Khasra No. 251 of Mouza-Jamtha, having an area of 1.68 Hectares, Rental Rs. 2.94 Yearly, converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order passed by the Sub-Collector, Nagpur, vide its Order Dated 21-09-2006, in Revenue Case No. 98/N.A.P.-18/2006-2007.

THAT, the aforesaid Shri. Doma Sadu @ Sadashiv Dhage left for heavenly abode on 12-10-2008 and consequent upon his death/demise the aforesaid property devolved upon his Two widow Namely (1) Smt. Shanta wd/o Doma Dhage and (2) Smt. Anjana wd/o Doma Dhage, and Two Sons Namely (1) Shri. Arvind Doma Dhage and (2) Shri. Vithoba Doma Dhage, and Three Daughters Namely (1) Mrs. Mira Bhujangrao Hadke, (2) Mrs. Shobha Sanjay Bawane and (3) Mrs. Vimal Maroti Chute, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Doma Sadu @ Sadashiv Dhage and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners (1) Smt. Shanta wd/o Doma Dhage left for heavenly abode on 20-07-1960 and (2) Smt. Anjana wd/o Doma Dhage left for heavenly abode on 24-03-1999 and consequent upon his death/demise the aforesaid property devolved upon his Two Sons Namely (1) Shri. Arvind Doma Dhage and (2) Shri. Vithoba Doma Dhage, and Three Daughters Namely (1) Mrs. Mira Bhujangrao Hadke, (2) Mrs. Shobha Sanjay Bawane and (3) Mrs. Vimal Maroti Chute, jointly by way of intestate succession, being the only legal heirs of the deceased (1) Smt. Shanta wd/o Doma Dhage and (2) Smt. Anjana wd/o Doma Dhage and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners Mrs. Vimal Maroti Chute left for heavenly abode on 04-12-1984 and consequent upon his death/demise the aforesaid property devolved upon his Son Namely Shri. Ramchandra Maroti Chute, and Three Daughters Namely (1) Mrs. Pramila Ashokrao Deshmukh, (2) Mrs. Asha Mahadeo Lokhande and (3) Mrs. Sunita Madhukar Lokhande, jointly by way of intestate succession, being the only legal heirs of the deceased Mrs. Vimal Maroti Chute and the same is accordingly recorded in the Revenue Records.



THAT, the aforesaid Co-owners Shri. Vithoba Doma Dhage left for heavenly abode on 18-09-2018 and consequent upon his death/demise the aforesaid property devolved upon his widow Namely (1) Smt. Durga wd/o Vithoba Dhage and Two Sons Namely (1) Shri. Harshal Vithoba Dhage and (2) Shri. Chetan Vithoba Dhage, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Vithoba Doma Dhage and the same is accordingly recorded in the Revenue Records.

THAT, the aforesaid Co-owners (1) Mrs. Mira Bhujangrao Hadke, (2) Mrs. Shobha Sanjay Bawane, (3) Smt. Durga wd/o Vithoba Dhage, (4) Shri. Harshal Vithoba Dhage and (5) Shri. Chetan Vithoba Dhage later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and parcel of Agricultural land having an area of 0.84 Hectares out of Khasra No. 251 of MOUZA-JAMTHA, P. S. K. 42, having a total area of 1.68 Hectares, held in Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Jamtha in Tahsil-Nagpur (Rural) and District-NAGPUR in favor of Shri. Atul Premchand Tajpuriya on 13-03-2023, which is duly registered at the Office of the Sub-Registrar Nagpur-07, in Additional Book No. 4, bearing Registration No. 2304-2023 on even date.

THAT, the aforesaid Co-owners (1) Shri. Arvind Domaji Dhage, (2) Mrs. Pramila Ashokrao Deshmukh, (3) Mrs. Asha Mahadeo Lokhande, (4) Mrs. Sunita Madhukar Hatwar, (5) Shri. Ramchandra Maroti Chute, (6) Mrs. Mira Bhujangrao Hadke, (7) Mrs. Shobha Sanjay Bawane, (8) Smt. Durga Vithoba Dhage, (9) Shri. Harshal Vithoba Dhage and (10) Shri. Chetan Vithoba Dhage, (Sr. No. 6 to 10 through his Power of Attorney holder Shri. Atul Premchand Tajpuriya) later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 251 of MOUZA-JAMTHA, P. S. K. 42 having an area of 1.68 Hectares, Rental Rs. 2.94 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Jamtha in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to M/s. ARA HABITATS LLP through Partners (1) Shri. Rahul Jagdish Bondre and (2) Shri. Atul Premchand Tajpuriya, by a Sale Deed Dated 25-05-2023, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 5056-2023 and the same was also accordingly mutated in its name in 7/12 Extract vide ferfar entry No. 8957, Dated 30-06-2023.

It is observed that the said M/s. ARA HABITATS LLP through Partners (1) Shri. Rahul Jagdish Bondre and (2) Shri. Atul Premchand Tajpuriya later on prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.



That the above mentioned property is present at standing in the name of M/s. ARA HABITATS LLP through Partners (1) Shri. Rahul Jagdish Bondre and (2) Shri. Atul Premchand Tajpuriya. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that M/s. ARA HABITATS LLP through Partners (1) Shri. Rahul Jagdish Bondre and (2) Shri. Atul Premchand Tajpuriya is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Nagpur, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above described property held by M/s. ARA HABITATS LLP through Partners (1) Shri. Rahul Jagdish Bondre and (2) Shri. Atul Premchand Tajpuriya is free from all the

encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

- 1) 7/12 extract as on date of application for registration in the name of **M/s. ARA HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre** and **(2) Shri. Atul Premchand Tajpuriya**.
- 2) Mutation Entry No. 8957
- 3) Search report for 13 years from 2011 to 2023 taken from Sub-Registrar Office No. 7 at Nagpur.
- 4) Any other relevant title; As per above mentioned title history
- 5) Prima facie no litigation found over the property.

NAGPUR

DATED 02-10-2023



Y. Gonnade

Adv. Yogesh S. Gonnade
(ADVOCATE)