

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

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

Mob.: 7385182509

To,
MAHARERA,
MUMBAI.

Date 29-01-2025

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF NEW KHASRA/SURVEY/GUT NO. 238/2 (OLD KHASRA/SURVEY/GUT NO. 238) OF MOUZA-JAMTHA, SITUATED AT TAHSIL-NAGPUR (RURAL) AND DISTRICT NAGPUR.

I have investigated the title of the said Land/Plot on the request of **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing New Khasra/Survey/Gut No. 238/2 (Old Khasra/Survey/Gut No. 238) of MOUZA-JAMTHA, P. S. K. 42, having an area of 3.24 Hectares (i.e. 8.00 acre), held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Jamtha, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur and the said land is bounded as under: -

ON THE EAST - BY KHASRA/SURVEY/GUT NO. 237/A/1,
ON THE WEST - BY REMAINING PORTION OF
KHASRA/SURVEY/GUT NO. 238,
ON THE NORTH - BY 18.00 MTRS. DP ROAD AND
KHASRA/SURVEY/GUT NO. 278,
ON THE SOUTH - BY KHASRA/SURVEY/GUT NOS. 239 AND 240.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	01-03-2024	Sale Deed	Original	2841-2024
2	01-08-2024	7/12 Extract	Original	10515



Contd. ...

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

4. Search report for 13 years from 2012 to 2025 vide GRN No. MH014252891202425P.

5. On perusal of the above-mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA** of **NEW KHASRA/SURVEY/GUT NO. 238/2 (OLD KHASRA/SURVEY/GUT NO. 238)**.
- 2) The report reflecting the flow of the title of the **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA** on the said land is enclosed herewith as annexure.



DATED 29-01-2025
Nagpur

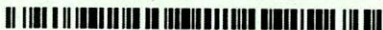
A handwritten signature in blue ink, appearing to read "Y.S. Gonnade", enclosed within a circular scribble.

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH014252891202425P	BARCODE			Date	13/01/2025-16:13:43		Form ID														
Department					Inspector General Of Registration																	
Search Fee					Payer Details																	
Type of Payment					Other Items					TAX ID / TAN (If Any)												
										PAN No.(If Applicable)												
Office Name					NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name				ADVOCATE YOGESH SOMA GONNADE								
Location					NAGPUR																	
Year					2024-2025 One Time					Flat/Block No.				34 RAMKRUSHNA NAGAR B								
Account Head Details					Amount In Rs.					Premises/Building												
0030072201					SEARCH FEE					325.00				Road/Street				UMRED ROAD DIGHORI				
														Area/Locality				NAGPUR				
														Town/City/District								
										PIN						4	4	0	0	3	4	
										Remarks (If Any)												
										MOUZA JAMTHA EAST PART OF KH NO 238 AREA 3.24 HECTARES P												
										H NO 42												
										Amount In		Three Hundred Twenty Five Rupees Only										
Total					325.00					Words												
Payment Details					SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK												
Cheque-DD Details					Bank CIN				Ref. No.				10000502025011307386				2511999129146					
Cheque/DD No.					Bank Date				RBI Date				13/01/2025-16:14:26				16/01/2025					
Name of Bank					Bank-Branch				SBIEPAY PAYMENT GATEWAY													
Name of Branch					Scroll No. , Date				1018014 , 16/01/2025													

Department ID :

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 चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 7385182509

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 1
Date: 2025.01.29 13:15:00 IST
Reason: GRAS Secure Document
Location: India



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

= RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.
= Mob.: 7385182509

FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, P. S. K. 42, having an area of 11.18 Hectares, Land Revenue Rs. 47.40 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Jamtha, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, belonged to Shri. Bajirao Fakiraji Dhage, being his separate property and the same is accordingly recorded in the Revenue Record.

THAT the aforesaid (i) Shri. Bajirao Fakiraji Dhage, (ii) Shri. Marotrao Bajirao Dhage and (iii) Shri. Nattu Bajirao Dhage later on executed a Partition Deed on 08-05-1968 for property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, P. S. K. 42, having an area of 11.18 Hectares, Land Revenue Rs. 47.40 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Jamtha, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur and in terms of which the aforesaid property comprising Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, having an area of 11.18 Hectares came to the share of Shri. Marotrao Bajirao Dhage and the said Partition Deed is duly registered in the Office of the Sub-Registrar Nagpur, in Additional Book No. 1, bearing Registration No. 2666-1968 on even date, absolutely forever with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records.

THAT during his life time the aforesaid Shri. Marotrao Bajirao Dhage executed his LAST WILL AND TESTAMENT on 23-11-1998 and thereby he bequeathed the property comprising (a) North-East Portion of Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, having an area of 9.28 Hectares to his Son Namely Shri. Abhimanyu Marotrao Dhage and (b) Southern Portion of Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, having an area of 10.00 Hectares to his Son Namely Shri. Raju Marotrao Dhage and (c) Western Portion of Khasra/Survey/Gut No. 238 (Old Khasra/Survey/Gut Nos. 129/2 and 154) of MOUZA-JAMTHA, having an area of 3.00 Hectares to his Son Namely Shri. Moreswar Marotrao Dhage. The said Will Deed was duly registered in the Office of the Sub-Registrar Nagpur in Additional Book No. 4, Volume No. 2, Pages 88 to 95, bearing Registration No. 4 (Ch) on even date and the same is accordingly recorded in the Revenue Records.

THAT the aforesaid Shri. Raju Marotrao Dhage left for heavenly abode on 15-09-2020 consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Kunda wd/o Raju Dhage and Two Sons namely (1) Shri. Pawan Raju Dhage and (2) Shri. Kartik Raju Dhage, by way of intestate succession, being the only legal heirs of the deceased Shri. Raju Marotrao Dhage and the same is accordingly recorded in the Revenue Records.



THAT the aforesaid (1) Smt. Kunda Raju Dhage, (2) Shri. Pawan Raju Dhage and (3) Shri. Kartik Raju Dhage later on transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring about 3.24 Hectares (i.e. 8.00 acre), being the EASTERN PORTION of the entire land bearing Khasra/Survey/Gut No. 238 of MOUZA-JAMTHA, P. S. K. 42, having a total area of 11.18 Hectares, Land Revenue Rs. 47.40 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Jamtha, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, by way of Sale to **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA**, by a Sale Deed Dated 29-02-2024, Which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 2841-2024 on 01-03-2024. The said Sale Deed is duly signed by (1) Shri. Moreshwar Marotrao Dhage and (2) Shri. Abhimanyu Marotrao Dhage, in the capacity of Consenters. As a result therefore the aforesaid **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA**, has now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising **NEW KHASRA/SURVEY/GUT NO. 238/2 (OLD KHASRA/SURVEY/GUT NO. 238)** of MOUZA-JAMTHA, having an area of 3.24 Hectares (i.e. 8.00 acre) with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 10515, Dated 01-08-2024.

THAT the aforesaid **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein.

It is observed that the said **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA** later on prepared a layout plan on the said land of Survey/Khasra/Gut No. 238, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Layout vide its Letter bearing Approval No. NMRDA/LT/2024/APL/00445, Permit No. 3654507, Dated 13-01-2025.

THAT the above-mentioned property is present at standing in the name of **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA**. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that **M/s. ARA BUILDCON** Partnership Firm through Authorized Partner **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 BUILDCON** Partnership Firm through Authorized Partner **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 BUILDCON** Partnership Firm through Authorized Partner **SHRI. ATUL PREMCHAND TAJPURIYA**.
- 2) Search report for 13 years from 2011 to 2024 taken from Sub-Registrar Office Nagpur.
- 3) Any other relevant title; As per above mentioned title history
- 4) Prima facie no litigation found over the property.



NAGPUR
DATED 29-01-2025

A handwritten signature in blue ink, appearing to read "Y.S. Gonnade", enclosed within a circular scribble.

Adv. Yogesh S. Gonnade
(ADVOCATE)