

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
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Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of the land bearing **Kh. No. 86** admeasuring about 1.72 H.R. of Mouza – Jamtha held in Occupancy Class-I Bhumi Swami Rights, having P. H. No. 42, situated within the limits of Tahsil Nagpur Rural and District Nagpur Layout Known as "**MAULI NAGAR-9 Sector - D**")

I have investigated the title of the said plot on the request of **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal**

and following documents i.e.:

1) Description of the property.

All that piece and parcel of the land bearing **Kh. No. 86** admeasuring about 1.72 H.R. of Mouza – Jamtha held in Occupancy Class-I Bhumi Swami Rights, having P. H. No. 42, situated within the limits of Tahsil Nagpur Rural and District Nagpur and same is bounded as under:-

East	:	Land bearing Kh. No. 85,
West	:	Land bearing Kh. Nos. 89A & 89B,
North	:	Land bearing Kh. No. 87,
South	:	Pandhan.

Upon it a layout known and styled as "**MAULI NAGAR-9 Sector - D**"

2) i) **Copy of Registered Sale Deed** executed by 1) Shri. Arvind Shankar Sahare, 2) Ms. Kalpana Shankar Sahare, 3) Smt. Shantabai Wd/o Shankar Sahare and 4) Smt. Laxmibai Vasantrao kamble in favour of Shri. Mitesh Mukesh Tank, same was duly registered with Sub-Registrar Nagpur Rural No. 10 registered at Sr. No. 4320 dated 07/07/2005.

ii) **Copy of Registered Sale Deed** executed by Shri. Mitesh Mukesh Tank in favour of Vidarbh Homes Private Limited, same was duly registered with Sub-Registrar Nagpur Rural No. 10 registered at Sr. No. 4146 dated 18/08/2006.

iii) **Copy of Registered Sale Deed** executed by Vidarbh Homes Private Limited in favour of Shri. K. Seetaramaiah S/o Srimannarayana, same was duly registered with Sub-Registrar Nagpur No. 7 registered at Sr. No. 676 dated 31/01/2007

iv) **Copy of Registered Agreement of Development** executed by Shri. K. Seetaramaiah S/o Srimannarayana in favour of Vidarbh Infrastructure Private Limited, same was duly registered with Sub-Registrar Nagpur No. 7 at Sr. No. 2329 dated 17/04/2007

v) **Copy of Registered sale Deed** executed by Shri. K. Seetaramaiah S/o Srimannarayana and Vidarbha Infrastructure Private Limited (As a Consenter/Developer) in favour of **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal**, same was reregistered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 7189/2021, dated 10/05/2021

vi) **Copy of 7/12 extract** issued in the name of **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal**, dated 08/09/2021

3) **Copy of 7/12 extract** of Kh No. 86, issued in the name of **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal** Limited dated 08/09/2021

4) **Search report** for 30 years from 09/09/1991 till 09/09/2021

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 **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal** is clear, marketable and without any encumbrances.

Owners of the land



1. **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal** - Kh No. 86, admeasuring about 1.72 Hec. R.
2. I am of the opinion that **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal** is the legal owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **KS Shreeya Infrastructure Private Limited** acting through its Director **Pramod Satyanarayan Agrawal** on the said land is enclosed herewith as annexure.

Encl : Annexure.




(Sahil M. Bhangde)
Advocate.

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FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. Originally, all that piece and parcel of land bearing **Old Kh. No. 57/1/Kh**, admeasuring about 2.02 H.R. was owned and possessed by Shri. Shankar Jago Sahare, having acquired the same by virtue of family partition held between Shankar, Tulsiram, Pundlik and Anjani on 10/02/1969 as per the records of Adhikar Abhilekh Panji prepared U/s 115 of Madhya Pradesh Land Revenue Code of 1954.
- B. That under the consolidation proceedings held in the year 1979-1980, the said **Old Kh. No. 57/1/Kh** was renumbered as **New Kh./Survey/Gat No. 86** admeasuring about 1.72 Hectares.
- C. That the said Shri. Shankar Jago Sahare had left for heavenly abode on 15/01/1987 and on his death the said land came to be inherited by Shri. Arvind Shankar Sahare, Ms. Kalpana Shankar Sahare, Smt. Shantabai Wd/o Shankar Sahare and Smt. Laxmibai Vasantao Kamble, by virtue of Intestate Succession.
- D. That the land bearing **Kh. No. 86** admeasuring about 1.72 Hectares was owned and possessed by Shri. Arvind Shankar Sahare, Ms. Kalpana Shankar Sahare, Smt. Shantabai Wd/o Shankar Sahare and Smt. Laxmibai Vasantao Kamble having been inherited after death of Shri. Shankar Sahare as per Ferfar No. 221 dated 12/06/1998 and all the co-owners jointly sold the said land to Shri. Mitesh Mukesh Tank, by way of executing registered Sale Deed dated 06/07/2005 same was duly registered with Sub-Registrar Nagpur Rural No. 10 registered at Sr. No. 4320 dated 07/07/2005 and the name of Shri. Mitesh Mukesh Tank was mutated in revenue records as the owner of the said land vide Ferfar No. 564 dated 29/07/2006.
- E. That Shri. Mitesh Mukesh Tank further sold/transferred the said land to Vidarbh Homes Private Limited by way of executing registered Sale Deed, dated 18/08/2006 registered with Sub-Registrar Nagpur Rural No. 10 registered at Sr. No. 4146 dated 18/08/2006 and the name of Vidarbh Homes Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 575 dated 18/09/2006.
- F. That the said Vidarbh Homes Private Limited further sold/transferred the said land to Shri. K. Seetaramaiah S/o Srimannarayana by way of executing registered Sale Deed, dated 31/01/2007 registered with Sub-Registrar Nagpur No. 7 registered at Sr. No. 676 dated 31/01/2007 and the name of Shri. K. Seetaramaiah S/o Srimannarayana was mutated in revenue records as the owner of the said land vide Ferfar No. 664 dated 21/02/2007.
- G. That the said Shri. K. Seetaramaiah S/o Srimannarayana as owner of lands bearing i) **Kh. No. 84/2** admeasuring about 0.82 H.R., ii) land bearing **Kh. No. 86** admeasuring about 1.72 H.R., iii) land bearing **Kh. No. 87** admeasuring about 1.71 H.R. and iv) land bearing **Kh. No. 82** admeasuring about 2.46 H.R. entered into an Agreement of Development dated 17/04/2007 with Vidarbh Infrastructure Private Limited by way of executing registered Agreement of Development, registered with Sub-Registrar Nagpur No. 7, at Sr. No. 2329 dated 17/04/2007 with Vidarbh Infrastructure Private Limited registered with Sub-Registrar Nagpur No. 7 at Sr. No. 2329 dated 17/04/2007 for a valuable consideration as stated therein and entrusted all the Powers related to the said lands to said Developer Vidarbh Infrastructure Private Limited by way of executing registered General Power of Attorney dated, 17/04/2007 registered with Sub-Registrar Nagpur No. 7 at Sr. No. 2330 dated 17/04/2007.



H. That the aforesaid owners i.e. Shri. K. Seetaramaiah S/o Srimannarayana and Vidarbha Infrastructure Private Limited (As a Consenter/Developer) had sold the **Kh. No. 86** admeasuring about 1.72 H.R. of Mouza – Jamtha held in Occupancy Class-I Bhumi Swami Rights, having P. H. No. 42, situated within the limits of Tahsil Nagpur Rural and District Nagpur to KS Shreeya Infrastructure Private Limited, acting through its Director Pramod Satyanarayan Agrawal, by way of executing registered Sale deed, same was reregistered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 7189/2021, dated 10/05/2021.

- ❖ I am of the opinion that KS Shreeya Infrastructure Private Limited, acting through its Director Pramod Satyanarayan Agrawal, is the legal owner of land bearing All that piece and parcel of the land bearing **Kh. No. 86** admeasuring about 1.72 H.R. of Mouza – Jamtha held in Occupancy Class-I Bhumi Swami Rights, having P. H. No. 42, situated within the limits of Tahsil Nagpur Rural and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 325/- vide **GRN No. MH006052647202122E** dated 09/09/2021.

- 1) 7/12 extract of Kh No. 86, issued in the name of **KS Shreeya Infrastructure Private Limited acting through its Director Pramod Satyanarayan Agrawal** dated 08/09/2021
- 2) Mutation Entry No – Ferfar Entry No. 5297
- 3) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
- 4) Any other relevant title. – No
- 5) Litigations if any. - No

Nagpur:
Dated : 09/09/2021



(Sahil M. Bhangde)
Advocate

