

ADVOCATES

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FORMAT - A

(Circular No: - 28/2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,

Plot No. C-zL, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Lay-out of plotted upon All THAT Piece and Parcel of non-agricultural land bearing Khasra Survey No. 1/2, total admeasuring about 0.81 HR, annual land revenue Rs. 7.55/-, Khate No. 148, held in Bogwatdar Class - 1 rights, situated at Mouza RUI, T.S.K. 41, in Tahsil - Nagpur Rural, District - Nagpur.

1. I have investigated the title of the said property on the request of S. A. Infra partnership Firm having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024,, through its Partners (1) SHRI. Safal Vishnugopal Shahu, age - 36 years, Occ. - Business, R/o - Plot No. 4, Surana Layout, Anant Nagar, Police Line Takli Nagpur, 440013, (2) SHRI. Aniket Sunil Deshmukh, age - 28 years,



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Occ. – Business, R/o – Plot No. 147, Mahalaxmi Nagar – 2, Manewada Road, Nagpur 440024, (hereinafter referred to as "Promoter/Developer") and following documents i.e. :-

i) Description of the property.

All THAT Piece and Parcel of non-agricultural land bearing Khasra Survey No. 1/2, total admeasuring about 0.81 HR, annual land revenue Rs. 7.55/-, Khate No. 148, held in Bogwatdar Class – 1 rights, situated at Mouza RUI, T.S.K. 41, in Tahsil – Nagpur Rural, District – Nagpur including all trees, passage, shrubs, right of way, pathways, water courses and all the easementary rights appurtenant.

ii) The Document of Ownership and relevant documents of Khasra/Survey No. 1/2.

- A. 7/12 Extracts issued by Talathi, Nagpur-Rural.
- B. Copy of Partition deed dated 05/09/2000, registered on 07/09/2000 at Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2636, Page Nos. 188 to 195 at Serial No. 4890 (P).
- C. Copy of Agreement to sale dated 07/09/2000, registered on 07/09/2000 Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2637, Page Nos. 1 to 8 at Serial No. 4891 (P) on 07-09-2000.
- D. Irrevocable Power of Attorney Dated 29/04/2005, registered on 13/05/2005 at Sub-Registrar, Nagpur No. 5 in Book No. 4 at Serial No. 1507/2005
- E. Sale Deed, dated 26.10.2006, registered on 27.10.2006 at Joint Sub-Registrar, Nagpur Rural No. 7 in Book No. 1 at Serial No. 5860/2006.



BLOCK NO. 100, RAI ASHIYANA APARTMENT, MOTIBAGH, NAGPUR - 440018

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- F. Sale Deed of Kh. No. 1/2, dated 31.03.2022, executed on 07.04.2022 vide document no. 2117/2022 before the Sub-registrar no. 10, Nagpur (rural).
- G. Order of converting Khasra no. 1/2 from agricultural field into non-agricultural/residential purpose dated 03.10.2022 passed by the learned Collector, Nagpur.
- H. Agreement for Development dated 23.11.2022 executed between S.A. Infra through its partners and Nagpur Metropolitan Region Development Authority.
- I. Copy of sanction of residential lay-out plan of Khasra no. 1/2 under section 45 of Maharashtra Regional Town Planning Act, 1966 by Nagpur Metropolitan Region Development Authority vide no. E.E./NMRDA/DPC/AGREE/789 dated 23.11.2022.
- J. Copy of Judgment and Decree passed in Special Civil Suit No. 15/1992 by the Hon'ble Civil Judge Senior Division, Nagpur on 24.07.2006.



iii) Search report for 30 year from 1993 to 2022.

- 2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We/ am/are of the opinion that the title of S. A. Infra partnership Firm, through its Partners (1) SHRI. Safal Vishnugopal Shahu, (2) SHRI. Aniket Sunil Deshmukh is clear, marketable and without any encumbrances as per the available search from the portal.

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Owner of the land:

All THAT Piece and Parcel of non-agricultural land bearing Khasra Survey No. 1/2, total admeasuring about 0.81 HR, annual land revenue Rs. 7.55/-, Khate No. 148, held in Bogwatdar Class - 1 rights, situated at Mouza RUI, T.S.K. 41, in Tahsil - Nagpur Rural, District - Nagpur including all trees, passage, shrubs, right of way, pathways, water courses and all the easementary rights appurtenant

S. A. Infra partnership Firm having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024,, through its Partners

- (1) Shri. Safal Vishnugopal Shahu
(2) Shri. Aniket Sunil Deshmukh


Qualifying comments/ remarks if any:

In accordance with the available search from the portal the Title of the said owners namely **S. A. Infra partnership Firm** having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024,, through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh, on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said owners namely **S. A. Infra partnership Firm** having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024, through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh on the said land is enclosed as Annexure.

Encl : Annexure

Date: 02.01.2023


ADIL S. MOHAMMAD
Advocate



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration - The names of **S. A. Infra partnership Firm** having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024, through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh are recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing All THAT Piece and Parcel of non-agricultural land bearing Khasra Survey No. 1/2, total admeasuring about 0.81 HR, annual land revenue Rs. 7.55/-, Khate No. 148, held in Bogwatdar Class - 1 rights, situated at Mouza RUI, T.S.K. 41, in Tahsil - Nagpur Rural, District - Nagpur including all trees, passage, shrubs, right of way, pathways, water courses and all the easementary rights appurtenant.
- 2) Mutation Entry -
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra No. 1/2 reveal that vide Mutation / Ferfar Entry no. 1655 dated 19-05-2022 the names of **S. A. Infra partnership Firm** having its registered office at Plot No. 147, Mahalaxmi Nagar - 2, Manewada Road, Nagpur 440024, through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh are recorded as Owner of the said land.
3. Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.



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- (i) THAT the property comprising All THAT Piece and Parcel of non-agricultural land bearing Khasra Survey No. 1/2, total admeasuring about 0.81 HR, annual land revenue Rs. 7.55/-, Khate No. 148, held in Bogwatdar Class – 1 rights, situated at Mouza RUI, T.S.K. 41, in Tahsil – Nagpur Rural, District – Nagpur including all trees, passage, shrubs, right of way, pathways, water courses and all the easementary rights appurtenant.
- (ii) THAT, ALL THAT Piece and Parcel of agricultural land bearing Survey/Khasra No.1 containing by Total admeasurements 1.81 Hectares, Annual Land Revenue Rs. 17.00/- held in Bhogwatdar Class-1 Rights, situated at Mouza – RUI, T.S.K. 41 in Tahsil – NAGPUR RURAL and District – NAGPUR originally belonged to Shri. Mahadeo S/o Shankarrao Naik being his separate property. That the said Shri. Mahadeo S/o Shankarrao Naik left for his heavenly abode in the year 1964. Consequent upon his death/demise the aforesaid entire property devolved upon his 3 (Three) Sons namely (1) Shri. Ramkrishna S/o Mahadeo Naik, (2) Shri. Nilkanthrao S/o Mahadeo Naik, (3) Shri. Suresh alias Suryabhan S/o Mahadeo Naik and 2 (Two) daughters namely (1) Smt. Jijabai W/o Gajananrao Vaidya & (2) Smt. Chandraprabha W/o Bhimrao Ganvir by way of intestate succession being the only legal heirs of the deceased.
- (iii) THAT, out of the aforesaid legal heirs Shri. Nilkanthrao S/o Mahadeo Naik left for his heavenly abode on 20-12-1972. Consequent upon his death/demise his share in the aforesaid entire property devolved upon his Widow Smt. Sulochana Wd/o



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Nilkanthrao Naik, his 3 (Three) Sons namely 1) Shri. Yashwant S/o Nilkanthrao Naik, 2) Shri. Satish S/o Nilkanthrao Naik, 3) Shri. Nilesh S/o Nilkanthrao Naik and 3 (Three) Daughters namely 1) Mrs. Vanita W/o Suresh Rahate, 2) Mrs. Vandana W/o Rupchand Dhopte, 3) Mrs. Vijaya W/o Rajendra Meshram by way of intestate succession being the only legal heirs of the deceased.

(iv) THAT, out of the aforesaid legal heirs Shri. Ramkrishna S/o Mahadeo Naik executed and entered into an Agreement to Sell of the aforesaid entire property with one Shri. Rushi S/o Balaji Wagde for a Total Consideration amount of Rs. 3,03,750/- on 29-07-1991 without the consent and permission of the aforesaid remaining legal heirs of Late Shri. Mahadeo S/o Shankarrao Naik.

(v) THAT, the aforesaid remaining legal heirs of Late Shri. Mahadeo S/o Shankarrao Naik refused to execute the Sale Deed of the aforesaid entire property in favour of the said Shri. Rushi S/o Balaji Wagde and therefore the said Shri. Rushi S/o Balaji Wagde filed a Suit for Specific Performance of Contract vide Special Civil Suit bearing No. 15/1992 before the Civil Judge, Senior Division, Nagpur against all the aforesaid legal heirs of Late Shri. Mahadeo S/o Shankarrao Naik.

(vi) THAT, during the pendency of the aforesaid civil suit, Shri. Suresh alias Suryabhan S/o Mahadeo Naik left for his heavenly abode on 30-04-1997. Consequent upon his death/demise his share in the aforesaid entire property devolved upon his Widow Smt. Sushila W/o Suresh alias Suryabhan Naik and his only Son Shri.



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Ajay S/o Suresh alias Suryabhan Naik by way of intestate succession being the only legal heirs of the deceased.

- (vii) THAT, during the pendency of the aforesaid civil suit, Shri. Ramkrishna S/o Mahadeo Naik and all of the aforesaid legal heirs partitioned the aforesaid entire property amongst themselves by executing a Deed of Partition on 05-09-2000 which is duly registered in the Office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2636, Page Nos. 188 to 195 at Serial No. 4890 (P) on 07-09-2000. As per the aforesaid Deed of Partition, out of the Total 1.81 Hectares of the said land the Northern Side portion admeasuring 0.37 Hectares came to the share of Shri. Ramkrishna S/o Mahadeo Naik and the Southern Side portion admeasuring 1.44 Hectares came to the share of the legal heirs Shri. Nilkanthrao S/o Mahadeo Naik i.e. his Widow Smt. Sulochana Wd/o Nilkanthrao Naik, his 3 (Three) Sons namely Shri. Yashwant S/o Nilkanthrao Naik, Shri. Satish S/o Nilkanthrao Naik, Shri. Nilesh S/o Nilkanthrao Naik and 3 (Three) Daughters namely Mrs. Vanita W/o Suresh Rahate, Mrs. Vandana W/o Rupchand Dhopte, Mrs. Vijaya W/o Rajendra Meshram, the legal heirs of Shri. Suresh alias Suryabhan S/o Mahadeo Naik i.e. his Widow Smt. Sushila Wd/o Suresh alias Suryabhan Naik and his only Son Shri. Ajay S/o Suresh alias Suryabhan Naik, and the 2 Daughters of Late Shri. Mahadeo S/o Shankarrao Naik i.e. (1) Smt. Jijabai W/o Gajananrao Vaidya & (2) Smt. Chandraprabha W/o Bhimrao Ganvir.



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- (viii) THAT, thereafter the aforesaid Smt. Sulochana Wd/o Nilkanthrao Naik, Shri. Yashwant S/o Nilkanthrao Naik, Shri. Satish S/o Nilkanthrao Naik, Shri. Nilesh S/o Nilkanthrao Naik, Mrs. Vanita W/o Suresh Rahate, Mrs. Vandana W/o Rupchand Dhopte, Mrs. Vijaya W/o Rajendra Meshram, Smt. Sushila Wd/o Suresh alias Suryabhan Naik, Shri. Ajay S/o Suresh alias Suryabhan Naik, Smt. Jijabai W/o Gajananrao Vaidya & Smt. Chandraprabha W/o Bhimrao Ganvir executed an Agreement to Sell on 07-09-2000 with respect to their Southern Side Portion admeasuring 1.44 Hectares out of the Total 1.81 Hectares of agricultural land in favour of Shri. Vishnugopal S/o Ganeshlal Shahu & Shri. Sunil S/o Mahadeorao Deshmukh which is duly registered in the Office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2637, Page Nos. 1 to 8 at Serial No. 4891 (P) on 07-09-2000.
- (ix) THAT, the aforesaid Smt. Sulochana Wd/o Nilkanthrao Naik, Shri. Yashwant S/o Nilkanthrao Naik, Shri. Satish S/o Nilkanthrao Naik, Mrs. Vanita W/o Suresh Rahate, Mrs. Vandana W/o Rupchand Dhopte, Mrs. Vijaya W/o Rajendra Meshram, Smt. Sushila Wd/o Suresh alias Suryabhan Naik, Shri. Ajay S/o Suresh alias Suryabhan Naik, Smt. Jijabai W/o Gajananrao Vaidya & Smt. Chandraprabha W/o Bhimrao Ganvir executed a Irrevocable General Power of Attorney in favour of Shri. Nilesh S/o Nilkanthrao Naik on 29-04-2005 which is duly registered in the Office of the Sub-Registrar, Nagpur No. 5 in Book No. 4 at Serial No. 1507/2005 on 13-05-2005.



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(x) THAT, on 24-07-2006 the Hon'ble Civil Judge, Senior Division, Nagpur passed judgment and decree in the said Special Civil Suit No. 15/1992 thereby partly decreed the suit filed by Shri. Rushi S/o Balaji Wagde and directed the legal heirs of the by then deceased Shri. Ramkrishna S/o Mahadeo Naik to refund the amount of Rs. 5,000/- alongwith interest @ 12 % per annum to Shri. Rushi S/o Balaji Wagde from 07-01-1992 till realization of suit amount from the property left by the deceased Shri. Ramkrishna S/o Mahadeo Naik and rejected the relief claimed by Shri. Rushi S/o Balaji Wagde for Specific Performance of Agreement dated 29-07-1991 and further directed the legal heirs of the deceased Shri. Ramkrishna S/o Mahadeo Naik to pay the cost to Shri. Rushi S/o Balaji Wagde.

(xi) THAT, after the aforesaid judgment and decree passed by the Hon'ble Civil Judge, Senior Division, Nagpur, the aforesaid Smt. Sulochana Wd/o Nilkanthrao Naik & 9 Others acting through their duly constituted Attorney & for self Shri. Nilesh S/o Nilkanthrao Naik later on transferred the Southern Side portion admeasuring 0.81 Hectares (instead of the originally agreed 1.44 Hectares as per the Agreement to Sell dated 07-09-2000) out of the entire Survey/Khasra No.1, admeasuring 1.81 Hectares, in favour of Shri. Vishnugopal S/o Ganeshlal Shahu & Shri. Sunil S/o Mahadeorao Deshmukh by a Sale Deed dated 26-10-2006 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 7 in Book No. 1 at Serial No. 5860/2006 on 27-10-2006. As a result



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- thereof, the aforesaid Shri. Vishnugopal S/o Ganeshlal Shahu & Shri. Sunil S/o Mahadeorao Deshmukh became the joint owners of the said entire property admeasuring 0.81 Hectares (2.00 Acres) with heritable and transferable rights therein and the same was accordingly mutated in their names as Survey/Khasra No. 1/2, admeasuring 0.81 Hectares (2.00 Acres) in all relevant records vide Mutation/Ferfar No. 360.
- (xii) THAT, the aforesaid Shri. Vishnugopal S/o Ganeshlal Shahu & Shri. Sunil S/o Mahadeorao Deshmukh later on transferred All that Piece and Parcel of Agricultural Land bearing SURVEY/KHASRA NO. 1/2, containing by Total admeasurements 0.81 HECTARES, Annual Land Revenue Rs. 7.55/-, Khate No. 148 held in Bhogwatdar Class - 1 Rights, situated at Mouza - RUI, T.S.K. 41 in Tahsil - NAGPUR RURAL and District - NAGPUR in favour of M/s. SA INFRA through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh by a Sale Deed dated 31-03-2022 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur Rural No. 10 in Book No. 1 at Serial No. 2117/2022 on 07-04-2022. As a result thereof, M/s. SA INFRA through its Partners (1) Shri. Safal Vishnugopal Shahu (2) Shri. Aniket Sunil Deshmukh has now become the sole and absolute owner of the said entire property admeasuring 0.81 Hectares (2.00 Acres) with heritable and transferable rights therein and the same is accordingly mutated in its name in all relevant records vide Mutation/Ferfar No. 1655, Dated 19-05-2022.



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(xiii) THAT, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dated 04-03-2017 bearing No. NMRDA - 3316/C.R.55/UD-7 wherein Planning Authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9, dated 23-12-2014, by which the Nagpur Improvement Trust, Nagpur had been declared as a Planning Authority for Development Area u/s42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s42D thereof or the said area.

(xiv) THAT, the Hon'ble Collector, Nagpur vide his Order dated 03-10-2022 bearing No. प्रस्तु/जिल्हाधिकारी/कावि-503/2022 passed in Revenue Case No. 45/NAP-34/माँजा-रुई/नाग रा-@2022-23 has permitted the conversion of Survey/Khasra No. 1/2, of Mouza Rui admeasuring 0.81 Hectares (8100 Sq. Meters) from Agricultural Use to Non-Agricultural/Residential Use.

(xv) THAT, the Nagpur Metropolitan Region Development Authority under section 45 of the MRTP Act, 1966 has finally sanctioned the residential Lay-out carved out of the said entire land of Survey/Khasra No. 1/2, of Mouza Rui admeasuring 0.81 Hectares (8100 Sq. Meters) consisting of various plots vide it's Letter dated 23-11-2022 bearing No. E.E./NMRDA/DPC/Agree/789 issued by the Executive Engineer, Nagpur Metropolitan Region Development

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Authority in accordance with the terms and conditions of the Agreement of Development dated 23-11-2002 executed between the Nagpur Metropolitan Region Development Authority and the OWNER/PROMOTER hereinabove named.

(xvi) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- A. 7/12 Extracts issued by Talathi, Nagpur-Rural.
- B. Copy of Partition deed dated 05/09/2000, registered on 07/09/2000 at Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2636, Page Nos. 188 to 195 at Serial No. 4890 (P).
- C. Copy of Agreement to sale dated 07/09/2000, registered on 07/09/2000 Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, Volume No. 2637, Page Nos. 1 to 8 at Serial No. 4891 (P) on 07-09-2000.
- D. Irrevocable Power of Attorney Dated 29/04/2005, registered on 13/05/2005 at Sub-Registrar, Nagpur No. 5 in Book No. 4 at Serial No. 1507/2005
- E. Sale Deed, dated 26.10.2006, registered on 27.10.2006 at Joint Sub-Registrar, Nagpur Rural No. 7 in Book No. 1 at Serial No. 5860/2006.
- F. Sale Deed of Kh. No. 1/2, dated 31.03.2022, executed on 07.04.2022 vide



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document no. 2117/2022 before the Sub-registrar no. 10, Nagpur (rural).

G. Order of converting Khasra no. 1/2 from agricultural field into non-agricultural/residential purpose dated 03.10.2022 passed by the learned Collector, Nagpur.

H. Agreement for Development dated 23.11.2022 executed between S.A. Infra through its partners and Nagpur Metropolitan Region Development Authority.

I. Copy of sanction of residential lay-out plan of Khasra no. 1/2 under section 45 of Maharashtra Regional Town Planning Act, 1966 by Nagpur Metropolitan Region Development Authority vide no. E.E./NMRDA/DPC/AGREE/789 dated 23.11.2022.

J. Copy of Judgment and Decree passed in Special Civil Suit No. 15/1992 by the Hon'ble Civil Judge Senior Division, Nagpur on 24.07.2006.

4. THAT, all the aforesaid documents produced before us for scrutiny and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an affidavit from the aforesaid owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.



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NISHA A. MOHAMMAD

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5. THAT, we have taken search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey 1/2 MOUZA : RUI, NAGPUR - RURAL for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees with the depart of Registration vide GRN No. MH012794725202223E, dated 27.12.2022, Receipt No. 2647/2022. The receipt of the same is enclosed herewith.

6. THAT, during our search we did not come across any adverse entry recorded relating to the aforesaid property.

7. Any other relevant Title: Not available

8. Litigations if any: Not available

Date: 02-01-2023



ADIL S. MOHAMMED
ADVOCATE