

# Advocate Vidya Katakdhond (Kurulkar)

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Advocate & Notary {Govt of India}

: OFFICE:

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## Format A

(Circular 28/2021)

To

MahaRERA

Mumbai

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to **KH NO 350/1 352 353 354 PH NO 49 MOUZA HINGNA TAH HINGNA DIST NAGPUR - 441110** (hereinafter referred as the said plot"\_\_\_\_\_").

I have investigated the title of the said plot on the request of **SHRI RAMSWAROOP SHANKARLAL SARDA** and following documents i.e.:

1) Description of the property.

ALL THOSE pieces and parcels of land bearing (1) Kh. No. 350/1, {ULPIN: 16049547389}, admeasuring about 64.00 Aar. Sq. Mtrs, ie. 6400.00 Sq. Mtr., Land Revenue Rs. 1920.00 yearly, (II) Kh. No. 352, (ULPIN: 13718287486), admeasuring about 117.00 Aar. Sq. Mtrs. i.e. 11700.00 Sq. Mtr., Land Revenue Rs. 3510.00 yearly, (iii) Kh. No. 353, (ULPIN: 19567971068}, admeasuring about 110.00 Aar. Sq. Mtrs. i.e. 11000.00 Sq. Mtr., Land Revenue Rs. 3300.00 yearly, and (iv) Kh. No. 354, {ULPIN 25817178157}, admeasuring about 110.00 Aar. Sq. Mtrs. i.e. 11000.00 Sq. Mtr., Land

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Revenue Rs. 3300.00 yearly, all lands jointly/ together admeasuring about

**39200.00.00** Aar.Sq.Mtrs. (**39200.00** Sq. Mtrs.) with Occupant Class I

Bhumiswami rights, situated at MAUZA HINGNA, P. H. No. 49, Tahsil:

HINGANA, District: NAGPUR owned by SHRI RAMSWAROOP

SHANKARLAL SARDA, PAN: ABOPS7386L) (UID: 5940 6252 8369},

Resident of Plot No. 14, Daga Lay Out, North Ambazari Road m, Nagpur -

440010.

2) The documents of allotment of plot.

A. Xerox Copy of Sale Deed vide registration 72 dated 25.11.1991

B. Xerox Copy of Sale Deed vide serial no 2977 dated 23.05.2007

C. Xerox Copy of Sale Deed vide serial no 2976 dated 28.06.2007

D. Xerox Copy of Sale Deed dated 16.07.1977

E. Xerox Copy of Sale Deed vide serial no 3990 dated 30.06.2007

F. Xerox Copy of Sale Deed vide serial no 690 dated 02.04.2002

G. Xerox Copy of Sale Deed vide serial no 6848 dated 23.12.2006

H. Xerox Copy of sanctioned plan vide letter dated 23.05.2023

3) 7 /'12 extract or property card issued by Hingna dated 01/02/2024, mutation entry no 72, 2977, 2976, 3990, 690, 6848.

4) Search report for 30 years from 1994 till 2024.

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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 SHRI RAMSWAROOP SHANKARLAL SARDA is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. KH NO 350/1 PH NO 49 MOUZA HINGNA TAH HINGNA DIST NAGPUR  
- 441110 - SHRI RAMSWAROOP SHANKARLAL SARDA
2. KH NO 352 PH NO 49 MOUZA HINGNA TAH HINGNA DIST NAGPUR -  
441110 - SHRI RAMSWAROOP SHANKARLAL SARDA
3. KH NO 353 PH NO 49 MOUZA HINGNA TAH HINGNA DIST NAGPUR -  
441110 - SHRI RAMSWAROOP SHANKARLAL SARDA
4. KH NO 354 PH NO 49 MOUZA HINGNA TAH HINGNA DIST NAGPUR -  
441110 - SHRI RAMSWAROOP SHANKARLAL SARDA
5. Qualifying comments/remarks if any\_\_\_\_\_

3/- The report reflecting the flow of the title of the SHRI RAMSWAROOP SHANKARLAL SARDA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

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## FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 72, 2977, 2976, 3990, 690, 6848.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Hingna, Nagpur
- 4) Any other relevant title: **NA**
- 5) Litigations if any: **NA**



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Date:

Advocate. ( Stamp )

## Flow Of The Title Of The Said Land (30 Years)

This is to certify that we have verified the titles of the sanctioned lay out known as "RAMNAGARI", carved on ALL THOSE pieces and parcels of land bearing (1) Kh. No. 350/1, {ULPIN: 16049547389}, admeasuring about 64.00 Aar. Sq. Mtrs, ie. 6400.00 Sq. Mtr., Land Revenue Rs. 1920.00 yearly, (II) Kh. No. 352, (ULPIN: 13718287486), admeasuring about 117.00 Aar. Sq. Mtrs. i.e. 11700.00 Sq. Mtr., Land Revenue Rs. 3510.00 yearly, (iii) Kh. No. 353, (ULPIN: 19567971068}, admeasuring about 110.00 Aar. Sq. Mtrs. i.e. 11000.00 Sq. Mtr., Land Revenue Rs. 3300.00 yearly, and (iv) Kh. No. 354, {ULPIN 25817178157}, admeasuring about 110.00 Aar. Sq. Mtrs. i.e. 11000.00 Sq. Mtr., Land Revenue Rs. 3300.00 yearly, all lands jointly/ together admeasuring about **39200.00.00** Aar.Sq.Mtrs. (**39200.00** Sq. Mtrs.) with Occupant Class I Bhumiswami rights, situated at MAUZA HINGNA, P. H. No. 49, Tahsil: HINGANA, District: NAGPUR owned by SHRI RAMSWAROOP SHANKARLAL SARDA, PAN: ABOPS7386L) (UID: 5940 6252 8369}, Resident of Plot No. 14,

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Daga Lay Out, North Ambazari Road m, Nagpur - 440010. Our Findings are as under:

(1) That, land bearing old Survey Khasra No. 239/2, admeasuring about 1.24 Hectares, was owned by Shri Narayan Raghoba Vahivatdaar of Shri Dattatraya Deosthan and on his death on 17.09.1967 said land inherited by his son Shri Anadrao Narayan who also expired on 21.04.1978 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Nadhya Pradesh Land Revenue Code of

  
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(11) That, the legal heirs of Late Shri Anadrao Narayan made mutual settlement with Trustee of Shri Deosthan Dattatrayswami about the land of said kh No. 239/2 admeasuring about 1.24 H.R. given to the Shri Deosthan Dattatrayswami Trust, as per Order of Revenue Tribuna Re/A-92/76 dated 20.11.1978 and the same was recorded in revenue records vide Ferfar No. 121 dated 01.07.1980.

(W) That, under the consolidation proceedings held in the year 1980-81, the said old survey No. 239/2 was renumbered as New Kh. Survey No. 350, (Gat No. 384) admeasuring about 1.24 Hectares.

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(iv) That, said Shri Deosthan Dattatrayaswami Trust through their Trustee transferred/sold the said land to Shri Firoz Krushnarao Kohad, with the order of Joint Charitable Commissioner Nagpur with prior Order bearing No. 50/91/U/AS36(A) 18/19 by registered Sale Deed Dated 25.11.1991 registered with Sub Registrar, Hingna In Book No. 1 at Serial No. 72 dated 25.11.1991 and accordingly name of Shri Firoz Krushnarac Kohad was mutated in the Revenue Records as sole and exclusive owner of the said land bearing Kh. No. 350 vide Ferfar No. 132 dated 07.12.1992.

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(v) That, said Shri Firoz Krushnaras Kohad further sold the said land of Kh. No. 350 to Shri Ramswaroop Shankarlal Sarda by Sale Deed dated 23.05.2007 registered with Joint Sub Registrar, Hingna in Book No. 1 at Senal No. 2977 dated 23.05.2007 and the name of Shri Ramswaroop Shankarial Sarda was mutated in the Revenue Records as owner of sald land of Kh. No. 350 vide Ferfar No. 721 dated 11.04.2008,

That, portion of land admeasuring about 0.60 H.R. was acquired for Ring Road under the acquisition Case No. 45/A- 65/97-98 and the Kami jasta patra was prepared in the said village and accordingly the land admeasuring about 0.64 H.R. owned by Shri Ramswaroop Sarda was renumbered as New Kh. No.

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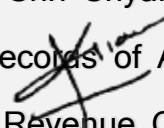
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350/1 and the land admeasuring about 0.60 H.R. acquired for road was renumbered as New Kh. No. 350/2. (vi)

In respect of land bearing Kh Survey No. 352

(i) That, land bearing old Survey Khasra No. 252 admeasuring about 1.17 Hectares, was owned by Shri Shrawan Melji Ingle and on death of said Shri Shrawan Melji Ingle on 02.01.1963 Inherited by legal heirs Shri Shyamrao Shrawan Ingale and Smt Kusabai Shrawan Ingale as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954,

  
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(II) That, under the consolidation proceedings held in the year 1980-81, the said old survey No. 252 was renumbered as New Kh. Survey Gat No. 352, (Gat No. 383) admeasuring about 1.17 Hectares.

(III) That, said Smt. Kusabal Shrawan Ingale expired in the year 1977 and Shri Shyamrao Shrawan Ingale expired in the year 1979 and on their said land inherited by four sons Shri Pandurang Shyamrao Ingale, Shri Moreshwar



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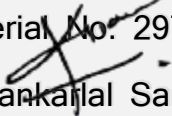
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Shyamrao Ingale, Shri Namdeo Shyamrao Ingale and Shri Murlidhar Shyamrao Ingale and one daughter Smt Sunita Shyamrao Ingale by way of intestate succession, and their names were mutated as co- owners of the said land vide Ferfar No. 7 dated 29.08.1988.

(iv) That, said Shri Pandurang Shyamrao Ingale, Shri Moreshwar Shyamrao Ingale, Shri Namdeo Shyamrao Ingale and Shri Murlidhara Shyamrao Ingale and Smt Sunita Shyamrao Ingale transferred/sold the said land to Shri Ramswaroop Shankarlal Sarda by registered Sale Deed Dated 23.05.2007 registered with Sub Registrar, Hingna in Book No. 1 at Serial No. 2976 dated 23.05.2007 and accordingly name of Shri Ramswaroop Shankarlal Sarda was mutated in the Revenue Records as sole and exclusive owner of the said land of Kh. No. 352 vide Ferfar No. 1719 dated 11.04.2008.

  
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That, land bearing old Survey Khasra No. 253/2 and 239/1/G admeasuring about 1.10 Hectares, was owned by Smt Sitabal Ramchanddra Baviskar, and Shri Khushal Ramchandra Baviskar and Shri Arun Ramchandra Baviskar having acquired the same under the family partition executed between Lakshman, Krushnarao and Sitabai as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954.

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(11) That, under the consolidation proceedings held in the year 1980-81, the sald old survey No. 253/2 and 239/1/G was renumbered as New Kh. Survey No. 353, (Gat No. 403}, admeasuring about 1.10 Hectares.

(III) That, said Smt Sitabai Ramchanddra Baviskar, Shri Khushal Ramchandra Baviskar and Shri Arun Ramchandra Baviskar transferred/sold the said land to Shri Bhaurao Zingru Ghode by registered Sale Deed Dated 16.07.1977 registered with Sub Registrar, in Book No. 1 and accordingly his name was mutated in the Revenue Records as sole and exclusive owner of the said land vide Ferfar No. 14 dated 02.02.1989.

(iv) That, said Shri Bhaurao Zingru Ghode further transferred/sold the said land to Shri Ramswaroop Shankarlal Sarda by registered Sale Deed Dated 30.06.2007 registered with Sub Registrar, Hingna in Book No. 1 at Serial No. 3990 dated 30.06.2007 and accordingly name of Shri Ramswaroop Shankarlal Sarda was mutated in the Revenue Records as sole and exclusive owner of the said land vide Ferfar No. 1720 dated 11.04.2008.

In respect of land bearing Kh Survey No. 354

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(i) That, land bearing old Survey Khasra No. 253/1 and 239/1/G admeasuring about 1.10 Hectares, was owned by Shri Yadav Anandrao Baviskar having acquired the same under the family partition executed between Lakshman, Yadav, Krushnarao and Sitabai as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954.

(HI) That, said Shri Yadav Anandrao Baviskar expired in on 30.12.1989 and on his death said land inherited by his widow Smt. Shantabal Yadavrao Baviskar by way of intestate succession, and name of Smt. Shantabal Yadavrao Baviskar was mutated as owner of the said land of Kh. No. 354 vide Ferfar No. 90 dated 23.12.1991.

(iv) That, said Smt Shantabai Yadavrao Baviskar expired on 17.08.2001 having no legal heirs / issue and on her death said land inherited by family members

Shri Waman Krushnarao Baviskar, Shri Khushal Ramchandra Baviskar and Shri Arun Ramchandra Baviskar, Shri Pandurang Krushnrao Baviskar, Shri Murlidhar Krushnrao Baviskar, by way of intestate succession, and their names were mutated as co-owners of the said land vide Ferfar No. 479.

  
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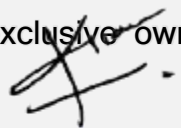
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(V) That, Shri Waman Krushnrao Baviskar, Shri Pandurang Krushnrao Baviskar, Shri Muralidhar Krushnrao Baviskar, Shri Khushal Ramchandra Baviskar and Shri Arun Ramchandra Baviskar transferred/sold the said land to Shri Yashavant Shyamrao Jagtap by registered Sale Deed Dated 02.04.2002 registered with Sub Registrar, Hingna in Book No. 1 at Serial No. 690 dated 02.04.2002 and accordingly name of Shri Yashavant Shyamrao Jagtap was mutated in the Revenue Records as sole and exclusive owner of the said land of Kh. No. 354 vide Ferfar No. 506 dated 20.04.2002

(VI) That, said Shri Yashavant Shyamrao Jagtap transferred/sold the said land to Shri Ramswaroop Shankarlal Sarda by registered Sale Sale Deed Dated 29.12.2006 registered with Sub Registrar, Hingna in Book No. 1 at Serial No. 6848 dated 29.12.2006 and accordingly name of Shri Ramswaroop Shankarlal Sarda was mutated in the Revenue Records as sole and exclusive owner of the said land vide Ferfar No. 1488 dated 29.03.2007.

That by virtue of the aforesaid, Shri Ramswaroop Shankarlal Sarda became the owner of the lands bearing Kh. No. 350/1, 352, 353 and 354, jointly / together in all admeasuring about 4.01 H.R. and the name of owner Shri Ramswaroop Shankarlal Sarda is mutated in revenue records as the sole and exclusive owner as stated here-in-above. That the owner Shri Ramswaroop Shankarlal Sarda applied to The Tahsildar, Hingna for conversion of user of the said land

  
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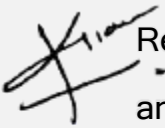
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from agricultural into non agricultural purposes and The Tahsildar, Hingna vide Order dt. 04.09.2019 granted the permission for diversion of the status.

We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/>. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of

Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as

  
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**MAHARASHTRA**

"RAMNAGARI" situated on Kh. No. 350/1, 352, 353 AND 354 of Mauza

HINGNA, Taluk: HINGNA District: Nagpur is now owned by SHRI

SHANKARLAL SARDA, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

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Advocate.



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