

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail - ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,


LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Khasra No. 204/1, having plotable/saleable area of 19005.41 Sq. Mtrs. out of the total land admeasuring 3.24 Hectare R., Land Revenue Rs. 16.10/-, held in Bhogwatdar Class-1 Rights, Khate No. 17686 of Mouza – JAMTHA, Patwari Halka No. 42 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "WAINGANGA LIFECITY", situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim**, (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 204/1**, having **plotable/saleable area of 19005.41 Sq. Mtrs.** out of the total land admeasuring 3.24 Hectare R., Land Revenue Rs. 16.10/-, held in Bhogwatdar Class-1 Rights, Khate No. 17686 of **Mouza – JAMTHA**, Patwari Halka No. 42 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "**WAINGANGA LIFECITY**", situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR. **BOUNDARIES OF KHASRA NO. 204/1 ARE :- ON THE EAST – KH. NOS. 200 & 201, ON THE WEST – ROAD, ON THE NORTH – KH NO. 204/3 and ON THE SOUTH – ROAD.**


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(2) The Document of allotment of plot/land :- (a) Sale Deed Dated 27.09.2024 for land bearing Khasra No. 204/1 executed by (1) Mr. Vishal Anilrao Wadibhasme, 92) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja in favour of **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim**, bearing Registered Serial No. 11723/2024, Regd. on 27.09.2024.

(b) Amendment Deed Dated 10.10.2024 for land bearing Khasra No. 204/1 executed by (1) Mr. Vishal Anilrao Wadibhasme, 92) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja in favour of **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim**, bearing Registered Serial No. 12260/2024, Regd. on 11.10.2024.


(3) 7/12 extract issued by Competent Authority Mutation Entry No. 10962 dated 03.12.2024.

(4) Search report for 30 years from 1995 to 2024

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Khasra No. 204/1, having plotable/saleable area of 19005.41 Sq. Mtrs. out of the total land admeasuring 3.24 Hectare R., Land Revenue Rs. 16.10/-, held in Bhogwatdar Class-1 Rights, Khate No. 17686 of Mouza – JAMTHA, Patwari Halka No. 42 TOGETHERWITH a Layout carved out on the said land consisting of various Plots of different sizes therein land and to be known and styled as "WAINGANGA LIFECITY", situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR.	M/s WAINGANGA LIFESTYLE acting through its Partners (1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim
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(i) Qualifying comments / remarks if any:.... (No Comment)


In accordance with the available search from the online portal the Title of **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 23.12.2024


(Ashwin Patil)
Advocate
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FORMAT- A

(Circular No. 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of land bearing Survey/Khasra No. 204/1 issued by Village Officer, Jamtha, Nagpur (Rural) as on date of application for registration

The name **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim** is recorded in the 7/12 Extract issued by Village Officer, **Jamtha, Nagpur (Rural)** in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 204/1**, having an area of **3.24 Hectare R.**, Land Revenue Rs. 16.10/-, held in Bhogwatdar Class-1 Rights, Khate No. 17686 of **Mouza – JAMTHA**, Patwari Halka No. 42, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR.

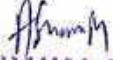
2) Mutation Entry -

The 7/12 Extract of **Khasra No. 204/1** issued by Village Officer, Jamtha, Nagpur (Rural) reveal that vide Mutation Entry /Ferfar Entry No. 10962 dated 03.12.2024, the name of **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim** is recorded as owner of the said land.

3) Search report for 30 years from 1995 to 2024 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 95 (Old) of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 6.57 Hectare R., held in Bhogwatdar Class-1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belongs to Mr. Laxman Zolbaji Dagde, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records as per Records of Adhikar Abhilekh.

THAT, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha), the aforesaid Khasra No. 95 (Old) of Mouza – JAMTHA was renumbered as Khasra No. 204 of Mouza – JAMTHA, having an area of 6.57 Hectare R.,


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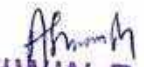
held in Bhogwatdar Class-1 Rights. Thus the aforesaid Mr. Laxman Zolbaji Dagde has now become an absolute owner and occupier of the said Khasra No. 204.

THAT the aforesaid Mr. Laxman Zolbaji Dagde lateron transferred/sold the portion of land admeasuring 1.50 Hectare R. being a portion of the entire land bearing Khasra No. 204, having total area of 6.57 Hectare R., by way of Sale to Mr. Suryabhan Dhage, by a Sale Deed Dated 03.08.1987, which is duly registered in the Office of the Sub Registrar, Nagpur-Rural in Book No. 1 at Registered Sr. No. 2774/1987 on 03.08.1987. The said portion of land allotted New Khasra No. 204/2 by the Competent Revenue Authority.

THAT the aforesaid Mr. Laxman Zolbaji Dagde alongwith his legal heirs namely Smt. Hira Kawduji Chikate, Smt. Rupal Prashantrao Dharpal and Smt. Meera Pramodrao Thakare, jointly lateron transferred/sold the portion of land admeasuring 1.62 Hectare R. being a portion of the entire land bearing Khasra No. 204, having total area of 6.57 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – JAMTHA, Patwari Halka No. 42, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Mr. Nimish Laddad and others, by a Sale Deed Dated 26.03.2007, which is duly registered in the Office of the Sub Registrar, Nagpur-Rural in Book No. 1 at Registered Sr. No. 1814/2007 on 26.03.2007. Lateron the said portion of land renumbered as new Khasra No. 204/3, having an area of 1.62 Hectare R. by the Competent Revenue Authority and the remaining land owned by the aforesaid Owner Mr. Laxman Zolbaji Dagde is now identified as Khasra No. 204/1, having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-.

THAT the aforesaid Mr. Laxman Zolbaji Dagde left for heavenly abode and consequent upon his demise/death, his aforesaid property bearing Khasra No. 204/1 devolved upon his legal heirs namely (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare, jointly by way of intestate succession being only heirs of the deceased and the same is mutated in the all relevant records vide Mutation Entry No. 1622 Dated 12.07.2009.

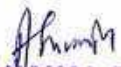
THAT during the course of time one Mr. Umaji S. Matikhaye and 15 others filed Civil Suit bearing R.C.S. No. 643/2016 for declaration, partition and perpetual injunction against the (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare on the ground that their mothers who are the sisters of Late Mr. Laxman Zolbaji Dagde are having share in the said property originally owned by Late Zolbaji Dagde a common ancestor of the claimants and (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare and the name of Smt. Gangi @ Gangubai who was absolute owner of the said property left behind by her husband was in the


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revenue record of the year 1911-12 as the owner of the said property and Mr. Rajendra Mohod and others have filed a Revision No. 166/RTS-64/2022 before the Additional Commissioner, Nagpur Division, Nagpur and the same is pending before the Additional Commissioner, Nagpur Division, Nagpur and the parties to the said suit have arrived at understanding and settlement in respect of the said land and Compromise have been arrived at and the Hon'ble 2nd Joint Civil Judge, Jr. Division, Nagpur passed Order Dated 10.07.2023 and Compromise Decree has been passed.

THAT the aforesaid (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 204/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja, by a Sale Deed Dated 16.10.2023, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 10554/2023 on 16.10.2023. As a result therefore the aforesaid (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja and the same is mutated in his name in all relevant records.

THAT the aforesaid joint owners (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 204/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, Khata No. 16603 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim**, by a Sale Deed Dated 27.09.2024, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1, at Registered Sr. No. 11723/2024 on 27.09.2024.


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THAT after registration of the aforesaid Sale Deed, the area of the said Khasra No. 204/1 was "3.45 Hectare R. and lateron the area of Khasra No. 204/1 is reduced after measurement by the Land Revenue Authority and after measurement the area of the Khasra No. 204/1 is now "3.24 Hectare R". Thus the aforesaid (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja lateron executed an Amendment Deed to the aforesaid Sale Deed in favour **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** on 10.10.2024, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 12260/2024 on 11.10.2024 and thereby corrected the area of the said land as per measurement sheet.

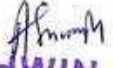
As a result therefor the aforesaid **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** have now become an exclusive, absolute and full Owner of the aforesaid properties bearing Khasra No. 59/3 with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the Property Card / 7/12 Extract.

THAT the said **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** lateron decided to develop its aforesaid property bearing Khasra No. 204/1 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **M/s WAINGANGA LIFESTYLE** acting through its Partners (1) **Mr. Shrihari Jiyalal Chaudhari**, (2) **Mr. Abdul Shakil Gani** and (3) **Miss. Shaherbano Abdul Salim** lateron prepared a layout on the said land bearing **Khasra No. 204/1** by carving out various Plots of different sizes therein and to be known and styled as "**WAINGANGA LIFECITY**" and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide its Permit No. 55858, Approval No. NMRDA/LT/2024/APL/00349 Dated 07.10.2024.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) 7/12 Extract of Land bearing **Khasra No. 204/1**.
- (ii) Sale Deed Dated 27.09.2024 for land bearing Khasra No. 204/1 executed by (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5)


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Mr. Kundan Shrichand Thutheja in favour of **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim**, bearing Registered Serial No. 11723/2024, Regd. on 27.09.2024.

- (iii) Amendment Deed Dated 10.10.2024 for land bearing Khasra No. 204/1 executed by (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja in favour of **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim**, bearing Registered Serial No. 12260/2024, Regd. on 11.10.2024
- (iv) Tentatively Sanctioned Layout Plan & Letter Dated 07.10.2024 for Khasra No. 204/1.

THAT all the aforesaid documents produced before by **M/s WAINGANGA LIFESTYLE** acting through its Partners **(1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Abdul Shakil Gani and (3) Miss. Shaherbano Abdul Salim** to me for security 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 owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

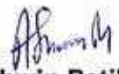
THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Land bearing **Survey/Khasra No. 204/1 of Mouza – JAMTHA** in Tahsil – Nagpur (Rural) and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide Challan GRN No. MH013088904202425E dated 24.12.2024.

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

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 23.12.2024


(Ashwin Patil)
Advocate
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CHALLAN
MTR Form Number-6



GRN	MH013088904202425E	BARCODE			Date	23/12/2024-19:47:16		Form ID				
Department					Inspector General Of Registration							
Search Fee					Payer Details							
Type of Payment					Other Items							
Office Name					NGP7_JT NAGPUR NO 7 SUB REGISTRAR							
Location					NAGPUR							
Year					2024-2025 One Time							
Account Head Details					Amount In Rs.							
0030072201 SEARCH FEE					325.00							
					Flat/Block No.							
					54							
					Premises/Building							
					SAWARKAR NAGAR							
					Road/Street							
					NAGPUR							
					Area/Locality							
					Town/City/District							
					PIN							
					4 4 0 0 1 5							
					Remarks (If Any)							
					SEARCH FEE OF Khasra No. 204/1 Mouza JAMTHA Tahsil Nagpur							
					(Rural) and District NAGPUR							
					Amount In							
					Three Hundred Twenty Five Rupees Only							
					Words							
					Total							
					325.00							
Payment Details					STATE BANK OF INDIA							
Cheque-DD Details					FOR USE IN RECEIVING BANK							
Cheque/DD No.					Bank CIN		Ref. No.		00040572024122395971		IK0DBCIF3	
Name of Bank					Bank Date		RBI Date		23/12/2024-19:24:47		Not Verified with RBI	
Name of Branch					Bank-Branch		STATE BANK OF INDIA					
					Scroll No. , Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822936551

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.