SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
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Email : **shastriassociates@gmail.com**

G7-2223-2805

FORMAT – A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,

Plot No. C-21, 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 development to be known as **"ACHRAJ KUTUMB"** on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having an area of 3.94 Hectares (i.e. 39400.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Chicholi within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request **M/S. SHUBH CONSTRUCTION**, a Partnership Firm, having it's Office at Ground Floor, Plot No. 5/5A, Sitabuldi, Main Road, Nagpur-440012 (PAN AEKFS9308F), acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o**

SANDEEP SHASTRI NAGPUR ADVOCATE

SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR, and (6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH, all Residents of Nagpur, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having an area of 3.94 Hectares (i.e. 39400.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Chicholi within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra No. 95/2.
   (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
   (b) Sale Deed of Khasra No. 95/2, dated 02-01-1987, Registration No. 6(P) SRO-10, Nagpur.
   (c) Sale Deed of Kh. No. 95/2, dated 12-04-1990, Registration No. 2133(P) SRO-1, Nagpur.
   (d) Sale Deed of Kh. No. 95/2, dated 09-12-2021, Registration No. 13804 SRO-10, Nagpur.
   (e) Tentative Sanctioned layout plan dated 02-11-2022.

iii) Search report for 30 years from 1994 to 2023.

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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having an area of 3.94 Hectares (i.e. 39400.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Chicholi within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	**M/S. SHUBH CONSTRUCTION,** acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR, and (6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH.**

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

Qualifying comments/ remarks if any

The Title of **M/S. SHUBH CONSTRUCTION,** acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR,** and **(6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **M/S. SHUBH CONSTRUCTION,** acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR,** and **(6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH** on the said land is enclosed herewith as annexure.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Encl : Annexure
Date: 13-02-2023

(SANDEEP SHASTRI)
ADVOCATE

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 name of **M/S. SHUBH CONSTRUCTION,** acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR,** and **(6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH,** is 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 No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having an area of 3.94 Hectares (i.e. 39400.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Chicholi in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra No. 95/2 reveal that vide Mutation / Ferfar Entry No. 795 dated 15-03-2022, the name of **M/S. SHUBH CONSTRUCTION,** acting through its Authorised Partners, **(1) SHRI. GAURAV S/o SALILKUMAR JAVERY, (2) SHRI. ABHISHEK S/o SALILKUMAR JAVERY, (3) SHRI. RAJESH S/o RAMESH RATHI, 4) SHRI. ASHOK S/o GANESHLAL CHANDAK, (5) SHRI. VIJAY SINGH S/o ANANDKARAN SINGH THAKUR,** and **(6) SHRI. KAUSHALENDRA S/o DHURANSINGH SINGH** is recorded as Owner of the said land.

3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) **THAT** the property comprising ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having an area of 3.94 Hectares (i.e. 39400.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Chicholi within the limits of

SANDEEP SHASTRI NAGPUR ADVOCATE

Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

(ii) **THAT** ALL THAT piece and parcel of Agricultural Land bearing Survey/Khasra No. 123/2 (New 95/2) of Mouza – Chicholi, P.S.K. 4 having an area of 9.75 Acres (i.e. 3.94 Hectares), Rental Rs. 18.00 Yearly held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Chicholi in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Bajirao Ghormade, being his separate property.

(iii) **THAT**, consequent upon the death of the said Shri. Bajirao Ghormade leaving behind him, his 2 sons namely Shri. Vinayak Bajirao Ghormade and Shri. Zibal Bajirao Ghormade, as his only legal heirs of the deceased.

(iv) **THAT**, the aforesaid Shri. Vinayak Bajirao Ghormade and Shri. Zibal Bajirao Ghormade lateron transferred the aforesaid Agricultural Land comprising Survey/Khasra No. 123/2 (New 95/2) by way of Sale to Shri. Thakurdas Dharamdas Kewalramani, by a Sale Deed Dated 02-01-1987, which is duly Registered at the Office of the Sub-Registrar, Nagpur (Rural) in Addl. Book No.1, Volume No. 62 on Pages 128 to 131 at Sr. No. 6(P) on even date.

(v) **THAT**, during the course of time Resurvey of the said MOUZA – CHICHOLI was conducted and the Agricultural Land held by aforesaid Shri. Thakurdas Dharamdas Kewalramani bearing Survey / Khasra No. (Old) 123/2 is identified as Survey / Khasra No. 95/2 having an area of 3.94 Hectares (i.e 9.75 Acres), Rental Rs. 14.60 Yearly.

(vi) **THAT,** the aforesaid Shri. Thakurdas Dharamdas Kewalramani lateron transferred the aforesaid Agricultural Land comprising Survey / Khasra No. 95/2 by way of Sale to Shri. Ramesh Daulatram Gopalani, by a Sale Deed Dated 12-04-1990, which is duly registered at the Office of the Joint Sub-Registrar,



Nagpur-1 in Addl. Book No. 1, Volume No. 259 on Pages 62 to 66 at Sr. No. 2133(P) on even date and the same is also accordingly recorded in his name in the Revenue Records vide Ferfar Entry No. 81.

(vii) **THAT**, the aforesaid Shri. Ramesh Daulatram Gopalani lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 95/2 of MOUZA – CHICHOLI, P.S.K. 4, having a total area of 3.94 Hectares, Rental Rs. 14.60 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 – Chicholi in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **M/s. Shubh Constructions**, by a Sale Deed dated 09-12-2021, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 13804 on even date and same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 795 dated 15-03-2022.

(viii) **THAT**, the aforesaid **M/S. SHUBH CONSTRUCTIONS**, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**ACHRAJ KUTUMB**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. का.अभि./नामप्रविप्रा/७७४८ Dated 02-11-2022.

(ix) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us

(a) Property Card (7/12 Extract) Khasra No. 95/2.

(b) Sale Deed dated 02-01-1987 between Shri. Vinayak Bajirao Ghormade & Shri. Zibal Bajirao Ghormade in favour of Shri. Thakurdas Dharamdas Kewalramani, registered at Sr. No. 6(P) for Khasra / Survey / Gut No. 95/2.

(c) Sale Deed dated 12-04-1991 between Shri. Thakurdas Dharamdas Kewalramani in favour of Shri. Ramesh

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Daulatram Gopalani, registered at Sr. No. 2133(P) for Khasra No. 95/2.

(d) Sale Deed dated 09-12-2021 between Shri. Ramesh Daulatram Gopalani in favour of M/s. Shubh Constructions, registered at Sr. No. 13804 for Khasra No. 95/2.

(e) Tentative Sanctioned layout plan dated 02-11-2022.

THAT, all the aforesaid documents produced before by **M/s. Shubh Constructions** to me 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 owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(vii) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey No. 95/2 MOUZA : CHICHOLI, NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH014955735202223E, dated 07-02-2023, i.e. for the period of 1994 to 2005 and GRN No. MH014954782202223E, dated 07-02-2023, i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(viii) **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.

Date: 13-02-2023

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN MH014954782202223E	BARCODE	Date 07/02/2023-17:14:02	Form ID

Department	Inspector General Of Registration	Payer Details	
	Search Fee		
Type of Payment	Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	450.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Fifty Rupees Only
Total	450.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023020718710	2791660576
Cheque/DD No.		Bank Date	RBI Date	07/02/2023-17:15:03	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 433654782 Mobile No. : 9850361454

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 नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 07-02-2023 05:16:34

MH014954782202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Feb 2023	Receipt	Receipt no.: 1112766514
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Chicholi (ta.sa.kra.4) S.No/CTS No/G.No. : 95
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH014954782202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6

MH014955735202223E | BARCODE | Date 07/02/2023-17:24:38 | Form ID

Department	Inspector General Of Registration
	Search Fee
Type of Payment	Other Items
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR
Location	NAGPUR
	2022-2023 One Time

Account Head Details	Amount In Rs.
0072201 SEARCH FEE	300.00
	300.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SANDEEP ANANT SHASTRI
Flat/Block No.	
Premises/Building	
Road/Street	MOUZA CHICHOLI P.H. NO.04
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 1 1 0 8

Remarks (If Any)

SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 95

Amount In Words	Three Hundred Rupees Only

Payment Details: IDBI BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332023020718888	2791663862
Bank Date	RBI Date	07/02/2023-17:25:23	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

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

चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 07-02-2023 05:25:36