

MH000687587202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Apr 2023	Receipt	Receipt no.: 1112878344
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Bharnali S.No/CTS No/G.No. : 23
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH000687587202324E		
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'.		

ASHISH M. NAGPURE

Advocate

Off Address :

1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 23
situate at Kh. No. 132/3, In the Indraprasth Layout, Mouza – Bhamti, Taluka &
District Nagpur- 440022

I have investigated the title of the said plot on the request of **MRS. VRINDA W/o HEMANT DESHMUKH**, Resident of Plot No.23, Income Tax Colony, Main Road, Ranapratap Nagar, Nagpur - 440022, Tahsil and District - NAGPUR, Acting through her duly constituted Attorney **M/S. SHREEKRISHNA INFRAVENTURES (PAN – ADGFS8522G)**, A Partnership Firm having it's Office at Nagpur and acting through it's Partners **(1) SHRI. SANDEEP S/o SAMBHAJI THAKRE** Resident of Thakre Layout, Dabha, Nagpur - 440023, Tahsil and District – NAGPUR, **(2) MRS. SAPNA W/o UDAY NAGPURE**, Resident of Shree Krishna Villa, Plot No. 167, Indraprastha Nagar, Nagpur - 440022, Tahsil and District – NAGPUR; AND **(3) MRS. SONALI W/o ASHISH NAGPURE**, Resident of 'Shree Krishna Villa', Plot No. 167, Indraprastha Nagar, Nagpur - 440022, Tahsil and District – NAGPUR and following documents i.e. :-

1) Description of the property-

ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the Indraprasth layout, containing by admeasurement **445.910 Sq. Mtrs.** being a portion of the entire land bearing Kh. No. 132/3, of **Mouza – BHAMTI** the entire land bearing plot No. 23, Kh. No. 132/3, In the Indraprasth Layout, Mouza – Bhamti, Taluka & District Nagpur- 440022

2) The documents of allotment of plot – Sale Deeds, Agreement of Development, Power of Attorney, Deed of Declaration.

3) property card issued by City Survey Office No.-3 , Nagpur

4) Search report for 30 years from 1993 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 **Mrs. Vrinda W/o Hemant Deshmukh** is clear, marketable and without any encumbrances.

Owners of the land :

1) MRS. VRINDA W/o HEMANT DESHMUKH

Qualifying comments/remarks if any.

The Report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID LAND

ALL THAT Piece and Parcel of land bearing **Plot No. 23** out of the Indraprasth layout, containing by admeasurement **445.910 SQ.MT** being a portion of the entire land, Kh. No. 132/3, In the Indraprasth Layout, Mouza – Bhamti, Taluka & District Nagpur- 440022, within the limits of the Nagpur Municipal Corporation, Originally belongs to Shri. Arvind S/o Narayandas Khandelwal, having purchased the same by him from the aforesaid Indraprasth Co-Operative housing society , Nagpur, by a Sale Deed Dated 03-09-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1. Volume No. 1450 on Pages 252 to 253 at Sr. No. 9130(P) on even date.

1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1683 on 27-09-2001, Sale Deed Dated 13-07-1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1699 on 27-09-2001, Sale Deed Dated 09-07-1998 for undivided 22%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1703 on 27-09-2001 and Sale Deed Dated 15-07-1998 for undivided 34%(Percent) share and interest is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1803 on 27-09-2001.

THAT the aforesaid Plot No. 23 is covered under the Scheme of 572 Layout of the Nagpur Municipal Corporation, Nagpur.

THAT the aforesaid Plot No. 23 is Regularised by the Nagpur Municipal Corporation, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 23 is also issued by the Asst. Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Permit Dated 27-06-2002. As per the said Regularization Letter Dated 27-06-2002, the area of the said Plot No. 23 is shown and declared as **445.910 Sq. Mtrs.** Thus the area of the said Plot No. 23 is at present **445.910 Sq. Mtrs.** As a result therefore the Owner herein above named has now become the exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records

THAT the said Mrs. Vrinda W/o Hemant Deshmukh, has now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartment therein. And accordingly by an Agreement of Development and Sale Dated 27-10-2022, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1, in Book No. 1 at Sr. No. 9124 on even date and Registered Power of Attorney Dated 27-10-2022, which is also duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 9125 on even date. The Grantors have entrusted the entire work of Development of the said property to **M/S. SHREEKRISHNA INFRAVENTURES** upon the several terms and conditions contained therein.

THAT the said Owner has now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as "SHREEKRISHNA PRIDE" and the sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. B.E(WEST)/Case No. 154574878/Tracking No. 2022110122/236, Dated 05-04-2023.

THAT M/S. SHREEKRISHNA INFRAVENTURES has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 3409 on 13-04-2023.

THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for period of 30 Years commencing from 1993 to 2023 vide Receipt No. 1112878344 Dated 17-04-2023 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto.

- 1) P.R. Card as on date of application for registration.
- 2) Search report for 30 years from Taken from Sub-Registrar's office at Nagpur

Date: 17-04-2023



(ASHISH M. NAGPURE)
Advocate

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Advocate