

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of **Plot No. 19** admeasuring **1310.87 Sq. Mtrs.** (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as "**MAHALAXMI NAGAR - 14**" carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Pipla; within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur and bounded as under :-

On the East by	:	Khasara No. 145-B
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	Open Space
On the South by	:	Plot Nos. 17 & 18

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of **SHRI GAJANAN BUILDERS & DEVELOPERS**, NAGPUR and following documents

i)

Description of Property

All all that piece and parcel of **Plot No. 19** admeasuring **1310.87 Sq. Mtrs.** (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as "**MAHALAXMI NAGAR - 14**" carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur and bounded as under :-



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On the West by : 9.00 Mtrs. wide Road
On the North by : Open Space
On the South by : Plot Nos. 17 & 18

ii) The Documents (Sale Deeds) of the aforesaid property :

Plot No.	Date	S.R.O. No.	Registration No.
19	20/04/2015	10	3337
19	18/05/2022	7	4078
19	03/03/2023	7	2060

iii) 7/12 Extract issued by Revenue Department (Patwari) dated 05/04/2023.

Plot No.	Mutation No.	Mutation Date
19	3895	04/04/2023

iv) Search Report of 30 Years from 01/01/1994 to 31/05/2023.

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 the owner **SHRI GAJANAN BUILDERS & DEVELOPERS** is clear, marketable and without any encumbrances.

Owner of the Land : **SHRI GAJANAN BUILDERS & DEVELOPERS**

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated - 05/06/2023

(ADV. K. S. GAUTAM)



KISHOR S. GAUTAM
ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract issued by Revenue Department (Patwari) dated 05/04/2023.

2)

Plot No.	Mutation No.	Mutation Date
19	3895	04/04/2023

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2023 vide MTR No. MH002723130202324E dated 29/05/2023 and have inspected the relevant records of the said property.

i) That, is the absolute owner of all that piece and parcel of **Plot No. 19** admeasuring **1310.87 Sq. Mtrs.** (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as "**MAHALAXMI NAGAR - 14**" carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur.

That, ALL THAT Piece and Parcel of Land bearing Khasra / Survey / Gut No. 145/A of MOUZA - PIPLA, P.S.K. 38 having an area of 1.15 Hectare., Rental Rs. 7.86 held in Occupancy Class-1 Rights, situate at Village - Pipla, within the limits of the Grampanchayat Pipla in Tahsil - NAGPUR (RURAL) and District - NAGPUR. Originally belonged to Shri. Ramji Bangar being his separate property.

The aforesaid Shri. Ramji Bangar left for heavenly abode on 15-05-1982 and consequent upon his death/demise, his aforesaid property devolved upon his 2 sons Shri. Daulatrao Ramaji Bangar and Shri. Manikrao Ramaji Bangar and only daughter Mrs. Shantabai Harishanchandra Ghodeswar by way of intestate succession, being the only legal heirs of the deceased.

The aforesaid Shri. Daulatrao Ramaji Bangar left for heavenly abode on 30-05-1977 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Shakuntala Daulatrao Bangar, 4 sons Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar and Shri. Ratan Daulatrao Bangar and only daughter Mrs. Shalini Vitthal Ramteke, by way of intestate succession, being the only legal heir of the deceased.

The said Mrs. Shantabai Harishanchandra Ghodeswar lateron relinquished her undivided 1/3rd share and interest in the aforesaid property in favour of her brother Shri. Manikrao Ramaji Bangar, by a duly Registered Deed of Release Dated 17-02-2007.

The aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daultrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke later on jointly decided to develop the aforesaid property comprising Kh. No. 145/A of MOUZA - PIPLA into a Residential Estate by construction a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 17-02-2007, they had jointly entrusted the entire work of Development of the said property to the M/s Arya Planners and Builders, upon several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Manikrao Ramaji Bangar and others had executed a General Power of Attorney relating to the said property in favour of Shri. T. Rajendra Rao S/o T. Nilkanth Rao, and Babanrao Sitaramji Husukale jointly on 17-02-2007, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 4 at Sr. No. 1017 on even date on payment of requisite Stamp Duty of Rs. 60,000/- and Full Registration Fees of Rs. 30,000/- only payable thereon.

The aforesaid land comprising Kh. No. 145/A of Mouza -Pipla is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 16-09-2013 passed in Revenue Case No. 565/NAP-34/2012-2013.

The said Shri. Manikrao Ramaji Bangar alongwith M/s Arya Planner and Builders lateron prepared a Layout of the said entire land by carving out a Single Plot therein and the said is duly sanctioned and approved by The Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur Vide his Order Dated 20-05-2014 passed in Case No. EE(Metro)/AE-1/716.

By the Development Agreement Dated 17-05-2014 made between the Nagpur Improvement Trust, Nagpur on one part and aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o t. Nilkanth Rao and Shri. Babanrao Sitaramji Husukale other part the Nagpur Improvement Trust had a also pleased to allot a Piece of land admeasuring 11500 Sq. Mtrs. To develop the land for Residential Group Housing purposes. Out of the said total extent of 11500 Sq. Mtrs. The Net Residents plot area is 7990 Sq. Mtrs.

The aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o T. Nilkanth Rao and Babanrao Sitaramji Husukale lateron transferred the said property comprising ALL THAT Plot No.19 admeasuring 1310.87 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 145/A of MOUZA - PIPLA, P.S.K. 38, situated at Village - Pipla within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to M/s Arya Planners and Builders, a Partnership Firm, the Vendor named hereinabove, by a Sale Deed Dated 20-04-2015, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No.1 at Sr. No. 3337 on even date.

That thereafter M/S ARYA PLANNERS AND BUILDERS sold the said Plot No.19 to Shri Abhay Shridhar Joshi by virtue of registered sale deed dated 17/05/2022 registered on 18/05/2022 in the office of Sub Registrar Nagpur No.7 having Registration No. 4078-2022.

That thereafter Shri Abhay Shridhar Joshi sold the said Plot No.19 to **SHRI GAJANAN BUILDERS & DEVELOPERS**, by virtue of registered sale deed dated 03/03/2023 registered on the same date in the office of Sub Registrar Nagpur No.7 having Registration No. 2060-2023 As a result therefore the **SHRI GAJANAN BUILDERS & DEVELOPERS**, has now



become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein.

- ii) That, the Owner have to construct a multi-storied building known & styled as " SHREE GAJANAN VIHAR III" consisting of various self contained apartments therein over the said plot of land.
That the Owner got the sanctioned building plan vide building permit No. जा. क. न. प. वे. पि./नरवि/बांध.पर./206/2023 dt. 24/05/2023 issued by office of Nagar panchayat besa-pipla Tah. Nagpur Dist. Nagpur.
- 4) Any other relevant title --- That, the present owner issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.
- 5) Litigation , if any --- No

Dated - 05/06/2023


(ADV. K. S. GAUTAM)



Ref. No.

Date : _____

**ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN:-**

1) that, we the undersigned are the Directors of SHRI GAJANAN BUILDERS & DEVELOPERS, who is the Owner of the following property.

DESCRIPTION OF PROPERTY

All that piece and parcel of Plot No. 19 admeasuring 1310.87 Sq. Mtrs. (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as "MAHALAXMI NAGAR - 14" carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur and bounded as under:-

On the East by	:	Khasara No. 145-B
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	Open Space
On the South by	:	Plot Nos. 17 & 18

2) that, we are developing the aforesaid land known as "SHREE GAJANAN VIHAR III"

3) That, we do hereby declare that the said title of the land is clear and marketable and there are no any encumbrances over the said property.

4) That, we do hereby submit and declare that, the aforesaid property is not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

5) We certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.

Hence this encumbrance certificate is issued.

NAGPUR.

Dtd. __/06/2023

1) 

SHRI GAJANAN BUILDERS & DEVELOPERS
Partners ;


1) **SHRI RAJENDRA V. NAKADE**

1) 


2) **SHRI ANIL M. NASARE**


3) **SHRI KAMLESH S. KHANORKAR**


4) **SHRI DILIP J. MATHANKAR**
OWNER



CHALLAN
MTR Form Number-6



MH002723130202324E		BARCODE		Date 29/05/2023-12:54:57		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name NGP2_JT NAGPUR SUB REGISTRAR				Full Name		ADV KISHOR GAUTAM	
Location NAGPUR				Flat/Block No.		ADITYA PLOT NO 267	
2023-2024 One Time				Premises/Building		RESHIMBAG	
Account Head Details		Amount In Rs.		Road/Street		NAGPUR	
0072201 SEARCH FEE		750.00		Area/Locality		TOWN/CITY/DISTRICT	
				PIN		4 4 0 0 2 4	
				Remarks (If Any)			
				SEARCH FEE FOR MOUZA PIPLA KH NO 145/A PLOT NO 19 FOR THE			
				YEAR 1994 TO 2023			
				Amount In			
				Seven Hundred Fifty Rupees Only			
Total		750.00		Words			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02202292023052905588		151068075	
Cheque/DD No.				Bank Date		RBI Date	
				29/05/2023-12:54:57		Not Verified with RBI	
Name of Bank				Bank-Branch			
				BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

Department ID : 9422119476
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

