# SANDEEP SHASTRI AND ASSOCIATES

**ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES**

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Bajaj Nagar,
Nagpur - 440 010
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Fax : +91 712 2220384
Email : shastriassociates@gmail.com


GZ-2324-0813

## 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 building Known as "**SIGNATURE SPACES**", to be erected on ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "**SIGNATURE SPACES**").

**1}** I/We have investigated the title of the said land on the request of **M/S. SIGNATURE SPACES**, A Partnership Firm, (PAN AEPFS2920C) having its Registered Office at Block No. G-4, Sai Complex, Amravati Road, Bharat Nagar, Square, Nagpur-440010, (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR.

02. The Documents for Ownership of Plot No. 34.

(i) Copy of Sale Deed Dated 09-05-1946.
(ii) Copy of Sale Deed dated 28-11-1964.
(iii) Copy of Regularisation dated 15-03-2005.
(iv) Copy of Sale Deed dated 31-03-2022.
(v) Copy of Sale Deed dated 22-08-2022.
(vi) Copy of Sanctioned Building Plan Dated 19-07-2023.
(vii) Copy of Property Card.
(viii) Tax Receipt.

03. Search report for 30 years from 1994 till 2023.

**2}** On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land :

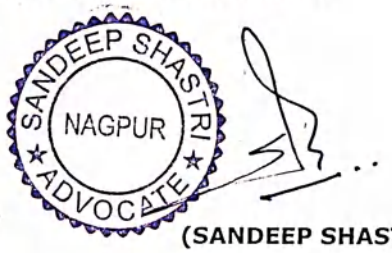
| | |
|---|---|
| ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR. | **M/S. SIGNATURE SPACES,** acting through its Partners **(1) SHRI. MEHUL S/o SUSHILKUMAR ZUNZUNWALA,** AND **(2) SHRI. RAHUL S/o SUSHILKUMAR ZUNZUNWALA** |

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Qualifying comments/ remarks If any

In accordance with the available search from the online portal the Title of **M/S. SIGNATURE SPACES,** acting through its Partners **(1) SHRI. MEHUL S/o SUSHILKUMAR ZUNZUNWALA**, AND **(2) SHRI. RAHUL S/o SUSHILKUMAR ZUNZUNWALA**, on the said land is good, valid, marketable, clear and salable.

**3}** The report reflecting the flow of the title of said **M/S. SIGNATURE SPACES,** acting through its Partners **(1) SHRI. MEHUL S/o SUSHILKUMAR ZUNZUNWALA**, AND **(2) SHRI. RAHUL S/o SUSHILKUMAR ZUNZUNWALA** on the said land is enclosed herewith as annexure.




**Encl : Annexure**
**Date: 22-07-2023**

**(SANDEEP SHASTRI)**
**Advocate**

**FORMAT – A**

**(Circular No: - 28 / 2021)**

**ANNEXURE**

**FLOW OF THE TITLE OF THE SAID LAND.**

**1}** Property Card as on date of application for registration –

The name of **M/S. SIGNATURE SPACES,** acting through its Partners **(1) SHRI. MEHUL S/o SUSHILKUMAR ZUNZUNWALA**, AND **(2) SHRI. RAHUL S/o SUSHILKUMAR ZUNZUNWALA**, is recorded in the Property Card in respect of the property comprising ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR.

**2}** Mutation Entry –

The Property Card issued by City Survey Department, Nagpur for Plot No. 34 reveal that the Mutation / Ferfar No. 2837 on 19-09-2022, the name of **M/S. SIGNATURE SPACES,** acting through its Partners **(1) SHRI. MEHUL S/o SUSHILKUMAR ZUNZUNWALA**, AND **(2) SHRI. RAHUL S/o SUSHILKUMAR ZUNZUNWALA** is recorded as Owner of the said property.

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

(i) THAT, ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Smt. Zaiabbai Haji Mulla Abdullabhai Ali, being her self acquired property, having purchased the same by her from Shri. Mahadeosao Ganpatsao Bhangale, by a Sale Deed Dated 09-05-1946, which is duly



SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 56 on Pages 46 to 47 at Sr. No. 236 on even date.

(ii) THAT, the aforesaid Smt. Zaiabbai Haji Mulla Abdullabhai lateron transferred the aforesaid property by way of Sale to Smt. Bilkisbai Mullairshyad Ali and Smt. Kanjibanu Hajimulla Abdullabhai, by a Sale Deed Dated 28-11-1964, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4122 on even date.

(iii) THAT, the aforesaid Plot No. 34 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur.

(iv) THAT, for Regularisation and Development of the said Plot No. 34 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Smt. Bilkisbai Mullairshyad and Smt. Kanjibanu Hajimulla Abdullabhai Ali had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(v) THAT, considering the application of the said Smt. Bilkisbai Mullairshyad Ali and Smt. Kanjibanu Hajimulla Abdullabhai and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 34 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (N-E), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(NE)/8464/457/8460 Dated 15-03-2005 in favour of the said Smt. Bilkisbai Mullairshyad Ali and Smt. Kanjibanu Hajimulla Abdullabhai. As per the regularisation Letter Dated 15-03-2005 the area of the said Plot No. 34 is shown and declared as 668.90 Sq. Mtrs.

(vi) THAT, the aforesaid Smt. Bilkisbai Mullairshyad Ali and Smt. Kanjibanu Hajimulla Abdullabhai lateron transferred the aforesaid property comprising Plot No. 34 by way of Sale to Smt. Nirmaladevi Inderchand Surana, by a Sale Deed Dated 31-03-2022, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 2527 on 25-04-2022.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(vii) THAT, the aforesaid Smt. Nirmaladevi Inderchand Surana lateron transferred/sold the aforesaid property comprising ALL THAT piece and parcel of land bearing Plot No. 34 containing by admeasurement 668.90 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1758/G/34, City Survey No. 78, Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, by way of Sale to M/s. Signature Spaces, A Partnership Firm, by a Sale Deed Dated 22-08-2022, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7683 on even date and the same is mutated in its name in revenue Records vide Ferfar No. 2837 on 19-09-2022.

(viii) THAT, the aforesaid M/s. Signature Spaces, A Partnership Firm, lateron decided to decide to develop the said Plot No. 34 into a Residential Estate by constructing a Multistoried Building thereon consisting various self contained separate Apartments therein.

(ix) THAT, accordingly the aforesaid M/s. Signature Spaces, A Partnership Firm has prepared the Plan of the Multistoried Building proposed to be constructed on the said Plot No. 34 and to be known and styled as "**SIGNATURE SPACES**" and the same is duly sanctioned and approved by the Building Engineer (West) of the Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(WEST)/Case No. 1263126216/Tracking No. 2022111073/149 Dated 19-07-2023.

(x) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a) Copy of Sale Deed Dated 09-05-1946 executed by Shri. Mahadeorao Ganpatrao Bhangale in favour of Smt. Zaiabbai Haji Mulla Abdullabhai, Registered at Sr. No. 236.
b) Copy of Sale Deed dated 28-11-1964 executed by Smt. Zaiabbai Haji Mulla Abdullabhai in favour of Smt. Bikisbai Mullairshyad Ali and Smt. Kanjibanu hajmulla Abdullabhai, Registered at Sr. No. 4122.
c) Copy of Regularisation dated 15-03-2005.
d) Copy of Sale Deed dated 31-03-2022 executed by Smt. Bikisbai Mullairshyad Ali and Smt. Kanjibanu hajmulla Abdullabhai in favour



SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

of Smt. Nirmaladevi Inderchand Surana, registered at Sr. No. 2527.

e) Copy of Sale Deed dated 22-08-2022 executed by Smt. Nirmaladevi Inderchand Surana in favour of M/s. Signature Spaces, registered at Sr. No. 7683.

f) Copy of Sanctioned Building Plan Dated 19-07-2023.

g) Copy of Property Card.

h) Tax Receipt.

(xi) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present Owner. 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 a third party interest is created.

(xii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 78 of MOUZA – KACHIMET for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH004097054202324E, dated 23-06-2023 i.e. for the period of 1994 to 2005 and GRN No. MH004091427202324E, dated 23-06-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xiii) 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.**

SANDEEP SHASTRI NAGPUR ADVOCATE

**Date: 22-07-2023**

**(SANDEEP SHASTRI)**
**ADVOCATE**

# CHALLAN
## MTR Form Number-6

| GRN | MH004091427202324E | BARCODE | | Date | 23/06/2023-12:40:16 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>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 | 2023-2024 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320230623143 12 | 2814718320 |
| Cheque/DD No. | | Bank Date | RBI Date | 23/06/2023-12:41:00 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 413890230 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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE



Print Date 23-06-2023 12:41:11

| MH004091427202324E | Government of Maharashtra | Regn. 39 M |
|---|---|---|
| Department of Registration and Stamps | | |
| 23 Jun 2023 | Receipt | Receipt no.: 1112957901 |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Kachchimet S.No/CTS No/G.No. : 78 |
| | Period of search : | From :2006 To :2023 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH004091427202324E | | |
| 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

| GRN | MH004097054202324E | BARCODE | | Date | 23/06/2023-13:30:06 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP1_HQR SUB REGISTRAR NAGPUR 1 | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2023-2024 One Time | Flat/Block No. | . |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 300.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 300.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Road/Street | MOUZA KACHIMET | | | | | | | |
| Area/Locality | NAGPUR | | | | | | | |
| Town/City/District | | | | | | | | |
| PIN | | 4 | 4 | 0 | 0 | 2 | 3 | |
| Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 78 | | | | | | | |
| Amount In Words | Three Hundred Rupees Only | | | | | | | |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023062315424 | 2814730498 |
| Cheque/DD No. | | Bank Date | RBI Date | 23/06/2023-13:30:58 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 23-06-2023 01:31:10