

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2324-1811

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 "**SHIVANKAR LAYOUT**" on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 64/4 of MOUZA – TARODI (KHURD), P.S.K. 33 having an area of 1.7830 Hectares (i.e. 17830.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil – Kamptee and District – NAGPUR.

1} I have investigated the title of the said property on the request of **SHIVLAXMI LAND DEVELOPERS**, (PAN AELFS9603J), A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR**, Aged about 48, Years, Occupation – Business, PAN AEDPM9631E & AADHAR UID 3376 5555 1915, Resident of Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur-440024, Tahsil and District-NAGPUR; AND **(2) SHRI. NANDLAL HARILAL SHAHU**, Aged about 45 Years, Occupation – Business, PAN BQFPS8260J & AADHAR UID 4011 2307 0624, Resident of House No. 3570, Wathoda Road, Near power House, New Panther Nagar, Nagpur-440008, 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 / Survey No. 64/4 of MOUZA - TARODI (KHURD), P.S.K. 33 having an area of 1.7830 Hectares (i.e. 17830.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil - Kamptee and District - NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 64/4.

- (a) 7/12 Extracts issued by Talathi, Kamptee.
- (b) Sale Deed of Kh. No. 64/4 (Old Kh. No. 78/3), dated 04-06-1984, Registration No. 3640, SRO, Nagpur.
- (c) Sale Deed of Kh. No. 64/4 (Old Kh. No. 78/3), dated 22-07-1988, Registration No. 2482, SRO-1, Nagpur.
- (d) Sale Deed of Kh. No. 64/4, dated 06-02-2023, Registration No. 361, SRO-Kamptee.
- (e) N.A. Order dated 24-07-2023.
- (f) Sanctioned Layout Plan Dated 08-06-2023.

iii) Search report for 30 year 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 as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 64/4 of MOUZA - TARODI (KHURD), P.S.K. 33 having an area of 1.7830 Hectares (i.e. 17830.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil - Kamptee and District - NAGPUR.	SHIVLAXMI LAND DEVELOPERS, A Partnership Firm, through its Partners (1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU.
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Qualifying comments/ remarks if any

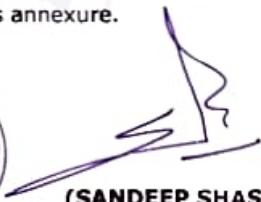
In accordance with the available search from the online portal the Title of **SHIVLAXMI LAND DEVELOPERS, A Partnership Firm, through its Partners (1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU** on the said land is good, valid, marketable, clear and salable.



3} The report reflecting the flow of the title of the said **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners (1) **SHRI. SANJAY MADHUKARRAO MAHAKALKAR**, (2) **SHRI. NANDLAL HARILAL SHAHU** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 07-10-2023




(SANDEEP SHASTRI)
Advocate

FORMAT - A
(Circular No: - 28 / 2021)

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 **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners (1) **SHRI. SANJAY MADHUKARRAO MAHAKALKAR**, (2) **SHRI. NANDLAL HARILAL SHAHU**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Kamptee in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/4 of MOUZA - TARODI (KHURD), P.S.K. 33, having an area of 1.78.30 Hectares, Rental Rs. 4.95 Yearly, held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Tarodi (Khurd) in Tahsil - Kamptee and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 64/4 reveal that vide Mutation / Ferfar Entry No. 780 dated 28-08-2023 the name of **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners (1) **SHRI. SANJAY MADHUKARRAO MAHAKALKAR**, (2) **SHRI. NANDLAL HARILAL SHAHU** 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** ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/4 (Old Kh. No.78/3) of MOUZA - TARODI (KHURD), P.S.K. 33, having an area of 3.64 Hectares, Rental Rs. 10.50 Yearly, held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Tarodi (Khurd) in Tahsil - Kamptee and District - NAGPUR, Originally belonged to Shri. Govindrao Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar, as a recorded owner thereof being their separate property.

(ii) **THAT**, the aforesaid Shri. Govindrao Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar lateron transferred/sold All That Piece and parcel of land having an area of 1.80 Hectares comprising Western Portion of aforesaid Survey / Khasra / Gut No. 64/4 (Old Kh. No.78/3) of MOUZA - TARODI (KHURD) by way of Sale to Smt. Gopikabai Ganpatrao Mehar, by a Sale



Deed Dated 04-06-1984, which is registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3640 on even date.

- (iii) **THAT**, the aforesaid Smt. Gopikabai Ganpatrao Mehar lateron transferred All That Piece and parcel of land having an area of 1.80 Hectares comprising Western Portion of aforesaid Survey / Khasra / Gut No. 64/4 (Old Kh. No.78/3) of MOUZA - TARODI (KHURD) by way of Sale to Shri. Mayur Narayanrao Shivankar, by a Sale Deed Dated 22-07-1988, which is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 71 on Pages 120 to 125 at Sr. No. 2482(P) on even date.
- (iv) **THAT**, as per re-survey and re-measurement by the government authorities, land revenue record the Eastern Portion of aforesaid Survey / Khasra / Gut No. 78/3 renumbered as Kh. No. 64/4.
- (v) **THAT**, out of the abovesaid Survey / Khasra / Gut No. 64/4 having an area of 0.08.70 Hectares land lateron transferred to Nagpur Metropolitan Region Deelopement Authority and the same is recorded in Revenue Records vide Ferfar Entry No. 749 dated 24-11-2022.
- (vi) **THAT**, the said Shri. Mayur Narayanrao Shivankar has now become an exclusive, absolute and full owner of the aforesaid entire property comprising Survey / Khasra / Gut No. 64/4 having an area of 1.78.30 Hectares with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.
- (vii) **THAT**, the aforesaid Shri. Mayur Narayanrao Shivankar lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/4 of MOUZA - TARODI (KHURD), P.S.K. 33, having an area of 1.78.30 Hectares, Rental Rs. 4.95 Yearly, held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Tarodi (Khurd) in Tahsil - Kamptee and District - NAGPUR, by way of sale to Shivlaxmi Land Developers, by a Sale Deed dated 06-02-2023, which is registered at the Office of the Joint Sub-Registrar, Kamptee in Book No. 1, at Sr. No. 361 on even date and same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 780 dated 28-08-2023.



(viii) THAT, the aforesaid land bearing Khasra No. 64/4 of MOUZA - TARODI (KHURD) is converted for Non-Agricultural (Residential) Use by the Tahsildar, Kamptee, vide his Order Dated 24-07-2023 passed in Revenue Case No. 37/NAP-34/Mouza-Tarodi (Khurd)/Kamptee/2022-23.

(ix) THAT, the aforesaid **SHIVLAXMI LAND DEVELOPERS** 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 "**SHIVANKAR LAYOUT**" and the said layout is sanctioned and approved by the Executive Engineer, Nagpur, Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./ (NMRDA)/8477 Dated 08-06-2023.

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

(a) 7/12 Extracts issued by Talathi, Kamptee.

(b) Sale Deed dated 04-06-1984 executed by Shri. Govindrao Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar in favour of Smt. Gopikabai Ganpatrao Mehar, registered at Sr. No. 3640 on 15-02-1993 for Khasra / Survey / Gut No. 64/4 (Old Kh. No.78/3).

(c) Sale Deed dated 22-07-1988 executed by Smt. Gopikabai Ganpatrao Mehar in favour of Shri. Mayur Narayanrao Shivankar, registered at Sr. No. 2482 for Khasra / Survey / Gut No. 64/4 (Old Kh. No.78/3).

(d) Sale Deed dated 06-02-2023 executed by Shri. Mayur Narayanrao Shivankar in favour of Shirlaxmi Land Developers, registered at Sr. No. 361 for Khasra / Survey / Gut No. 64/4.

(e) N.A. Order dated 24-07-2023.

(f) Sanctioned Layout Plan Dated 08-06-2023.

THAT, all the aforesaid documents produced before by **SHIVLAXMI LAND DEVELOPERS** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. 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.

(xi) 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 /Gut No. 64/4 MOUZA : TARODI (KHURD), Kamptee 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. MH008556278202324E, dated 25-09-2023, i.e. for the period



of 1994 to 2005 and GRN No. MH008549435202324, dated 25-09-2023, i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xii) 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: 07-10-2023

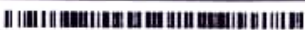


(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH008549435202324E	BARCODE			Date	25/09/2023-15:07:22		Form ID							
Department Inspector General Of Registration					Payer Details										
Search Fee					TAX ID / TAN (If Any)										
Type of Payment Other Items					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)										
					Amount In		Four Hundred Fifty Rupees Only								
Total					450.00	Words									
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK										
Cheque-DD Details					Bank CIN		Ref. No.		69103332023092517020			2830138872			
Cheque/DD No.					Bank Date		RBI Date		25/09/2023-15:08:05			Not Verified with RBI			
Name of Bank					Bank-Branch			IDBI BANK							
Name of Branch					Scroll No. , Date			Not Verified with Scroll							

Department ID : 10970185

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

Mobile No. : 9850361454

सदर घातन 'चैश्य ऑफ पेमेंट' भाये नजुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH008556278202324E	BARCODE	Date		25/09/2023-15:58:45	Form ID
Department			Inspector General Of Registration			
Search Fee			TAX ID / TAN (If Any)			
Type of Payment			Other Items			
Office Name			KMT_KAMTHI SUB REGISTRAR			
Location			NAGPUR			
Year			2023-2024 One Time			
Account Head Details			Amount In Rs.			
0030072201 SEARCH FEE			300.00			
Premises/Building			MOUZA TARODI KHURD			
Road/Street			KAMPTEE			
Area/Locality			TOWN/CITY/DISTRICT			
PIN			4 4 1 0 0 1			
Remarks (If Any)			SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 64			
Amount In			Three Hundred Rupees Only			
Words			300.00			
Payment Details			IDBI BANK			
FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN Ref. No. 69103332023092518044 2830151236			
Cheque/DD No.			Bank Date RBI Date 25/09/2023-16:00:11 Not Verified with RBI			
Name of Bank			Bank-Branch IDBI BANK			
Name of Branch			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. : 9850361454

रादर चालन "टायप ऑफ पेमेंट" गत्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

