

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

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G7-2224-3148

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 building to be known as "VEDANT AQUAMARINE" on ALL THOSE Pieces and Parcels of land bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.

1} I have investigated the title of the said property on the request of **M/s. NANI'S BUILDCON PRIVATE LIMITED**, A Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE**, and following documents i.e.:-



i) Description of the property.

ALL THOSE Pieces and Parcels of land bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

ii) The Document of Ownership of Plot Nos. 153 & 154

- (a) City Survey Property Card.
- (b) Copy of Sale Deed dated 23-04-1993.
- (c) Copy of Sale Deed of Plot No. 153 dated 21-12-2005.
- (d) Copy of Regularisation Letter of Plot No. 153 dated 27-05-2011.
- (e) Copy of NA Order of Plot No. 153 dated 07-05-2013.
- (f) Copy of Sale Deed of Plot No. 154 dated 21-12-2005.
- (g) Copy of Regularisation Letter of Plot No. 154 dated 20-09-2016.
- (h) Copy of NA Order of Plot No. 154 dated 07-10-2016.
- (i) Copy of Sale Deed dated 28-03-2022.
- (j) Copy of Amalgamation Letter dated 12-09-2023.
- (k) Copy of Transfer Deed dated 12-09-2023.
- (l) Copy of Building Sanction Plan dated 29-01-2024.
- (m) Tax Receipt.

iii) Search report for 30 years from 1995 to 2024.

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 THOSE Pieces and Parcels of land bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No.

**M/s. NANI'S
BUILDCON PRIVATE
LIMITED**, acting
through its Authorised
Director



9 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	SHRI. YASHWANT S/o AJABRAO KHODKE.
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/s. NANI'S BUILDCON PRIVATE LIMITED**, A Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE**, is the owner of the said land.

3} The report reflecting the flow of the title of the said **M/s. NANI'S BUILDCON PRIVATE LIMITED**, A Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE**, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 05-02-2024



(SANDEEP SHASTRI)
Advocate

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

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67-2224-2148

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. NANI'S BUILDCON PRIVATE LIMITED**, A Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE**, is recorded in the Property Card in respect of the property comprising ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.

- 2} Mutation Entry -

The property card of Plot Nos. 153 & 154 reveal that vide Mutation / Ferfar Entry No. 5726 dated 25-05-2022, the name of **M/s. NANI'S BUILDCON PRIVATE LIMITED**, A Company Incorporated under the Companies Act, 1956, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE** is recorded as Owner of the said property.

- 3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

(i) **THAT**, ALL THAT Piece and parcel of land bearing Kh. No. 9/2 of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4 of Mouza - Sonegaon, situated at Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to The Swagat Co-operative Housing Society Limited,



Nagpur, having purchased the same by it from Shri. Ashwinikumar Keshavprasad Awasthi, by a Sale Deed Dated 23-04-1993, which is registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 690 on Pages 34 to 35 at Sr. No. 2156(P) on even date.

(ii) **THAT**, the aforesaid property is converted for Non Agricultural (Residential) use by the Tahsildar, Nagpur vide his Order Dated 17-05-1996 passed in Revenue Case No. 12/NAP-34/1995-96 of Mouza - Sonegaon.

(iii) **THAT**, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur prepared a Layout on the said land consisting of various plots of different sizes therein.

PLOT NO. 153

(iv) **THAT**, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the Plot No. 153 out of its aforesaid layout containing by admeasurement 825.54 Sq. Mtrs. situated at Sonegaon, Nagpur in Tahsil and District - Nagpur by way of sale to one of its Share Holder Member Shri. Ashwinikumar Ambikaprasad Awasthi, by a Sale Deed dated 21-12-2005, which is registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1, at Sr. No. 4550 on even date.

(v) **THAT**, the aforesaid Plot No. 153 is covered under the scheme of 1900 layouts regularized by the Nagpur Improvement Trust, Nagpur.

(vi) **THAT**, for Regularisation and Development of the said Plot No. 153 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, Shri. Ashwinikumar Ambikaprasad Awasthi has applied to the Nagpur Improvement Trust, Nagpur for the same. He 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.

(vii) **THAT**, considering the application of Shri. Ashwinikumar Ambikaprasad Awasthi and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 153 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/18657/1079 Dated 27-05-2011 in Case No.



2006022327 and Layout No. 1900/W/Son/545 in favour of Shri. Ashwinikumar Ambikaprasad Awasthi. As per the Regularisation Letter Dated 27-05-2011, the area of the said Plot No. 153 is shown and declared as 704.2930 Sq. Mtrs.

(viii) THAT, the aforesaid Plot No. 153 comprising Kh. No. 9 of Mouza - SONEGAON is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 07-05-2013 Passed in Revenue Case No. 5602/NAP-34/2012-13.

PLOT NO. 154

(ix) THAT, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the Plot No. 154 out of its aforesaid layout containing by admeasurement 990.81 Sq. Mtrs. situated at Sonegaon, Nagpur in Tahsil and District - Nagpur by way of sale to one of its Share Holder Member Shri. Ashwinikumar Ambikaprasad Awasthi, by a Sale Deed dated 21-12-2005, which is registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1, at Sr. No. 4549 on even date.

(x) THAT, the aforesaid Plot No. 154 is covered under the scheme of 1900 layouts regularized by the Nagpur Improvement Trust, Nagpur.

(xi) THAT, for Regularisation and Development of the said Plot No. 154 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, Shri. Ashwinikumar Ambikaprasad Awasthi has applied to the Nagpur Improvement Trust, Nagpur for the same. He 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.

(xii) THAT, consideration the application of Shri. Ashwinikumar Ambikaprasad Awasthi and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 154 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide Its Permit No. 1196 Dated 20-09-2016 in Case No. 2005121630 and Layout No. 1900/W/Son/545 in favour of Shri. Ashwinikumar Ambikaprasad Awasthi. As per the Regularisation Letter Dated 20-09-2016, the area of the said Plot No. 154 is shown and declared as 983.090 Sq. Mtrs.



(xiii) THAT, the aforesaid Plot No. 154 comprising Kh. No. 9 of Mouza - SONEGAON is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 07-10-2016 Passed in Revenue Case No. 560/NAP-34/2016-17.

(xiv) THAT, the aforesaid Shri. Ashwinikumar Ambikaprasad Awasthi through his Power of Attorney holder Mrs. Anita Ashwinikumar Awasthi transferred/sold the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, in favour of M/s. Nani's Buildcon Private Limited, by a Sale Deed dated 28-03-2022, which is duly registered at the office of Sub-Registrar, Nagpur-4, in Book No. 1 at Sr. No. 3099 on 29-03-2022. As result therefore M/s. Nani's Buildcon Private Limited has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records vide Ferfar Entry No. 5726 dated 25-05-2022.

(xv) THAT, the M/s. Nani's Buildcon Private Limited lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of Plot Nos. 153 & 154 into Single Plot. Accordingly the Building Engineer of Nagpur Improvement Trust, Nagpur has approved the Amalgamation of said plots of land vide its Letter No. ३. अ. (१)/168 Dated 12-09-2023. As per the said Amalgamation Letter Dated 12-09-2023, the area of the said Amalgamated Plot of land is shown and declared as 1687.383 Sq. Mtrs.

(xvi) THAT, the aforesaid M/s. Nani's Buildcon Private Limited lateron purchased the TDR of **915.00 Sq. Mtrs.** of F.S.I./T.D.R. from and out of the T.D.R. Certificate No. 15 dated 16-05-2023, from Shree Ganesh Builders Limited, by a Transfer Deed dated 12-09-2023, which is duly registered in the office of Sub-Registrar, Nagpur-4, in Book No. 1 at Sr. No. 8125 on 12-09-2023.



(xvii) THAT, the aforesaid M/s. Nani's Buildcon Private Limited later on decided to develop the aforesaid Plot Nos. 153 & 154 into a RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as "**VEDANT AQUAMARINE**" and the same is sanctioned and approved by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(WEST)/Case No. A-273/Tracking No. 20230925471/253, Dated 29-01-2024.

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

- (a) Property Card.
- (b) Copy of Sale Deed dated 23-04-1993 executed by Shri. Ashwinikumar Keshavprasad Awasthi in favour of The Swagat Co-operative Housing Society Limited, Nagpur, SRO, Nagpur, Registration No. 2156 (P).
- (c) Copy of NA Order of Kh. No. 9/2 dated 17-05-1996.
- (d) Copy of Sale Deed of Plot No. 153 dated 21-12-2005, executed by The Swagat Co-operative Housing Society Limited, Nagpur in favour of Shri. Ashwinikumar Keshavprasad Awasthi, SRO-4, Registration No. 4550.
- (e) Copy of Regularisation Letter of Plot No. 153 dated 27-05-2011.
- (f) Copy of NA Order of Plot No. 153 dated 07-05-2013.
- (g) Copy of Sale Deed of Plot No. 154 dated 21-12-2005, executed by The Swagat Co-operative Housing Society Limited, Nagpur in favour of Shri. Ashwinikumar Keshavprasad Awasthi, SRO-4, Registration No. 4549.
- (h) Copy of Regularisation Letter of Plot No. 154 dated 20-09-2016.
- (i) Copy of NA Order of Plot No. 154 dated 07-10-2016.
- (j) Copy of Sale Deed dated 28-03-2022, executed by Shri. Ashwinikumar Keshavprasad Awasthi in favour of M/s. Nani's Buildcon Private Limited, SRO-4, Registration No. 3099.
- (k) Copy of Amalgamation Letter dated 12-09-2023.
- (l) Copy of Transfer Deed dated 12-09-2023, executed by Shree Ganesh Builders Limited in favour of M/s. Nani's Buildcon Private Limited, SRO-4, Registration No. 8125.
- (m) Copy of Building Sanction Plan dated 29-01-2024.
- (n) Tax Receipt.

(xix) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the 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 third party interest is created.

(xx) 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. 24 of MOUZA : SONEGAON, for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH015068004202324E, dated 05-02-2024 i.e. for the period of 1995 to 2006 and GRN No. MH015063705202324E, dated 05-02-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xxi) 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: 05-02-2024

**(SANDEEP SHASTRI)
ADVOCATE**

MH015063705202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Feb 2024	Receipt	Receipt no.: 1113298863
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Sonegaon S.No/CTS No/G.No. : 24
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH015063705202324E		
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 '.		



A circular purple ink stamp. The outer ring contains the text "SANDEEP SHASTRI" at the top and "ADVOCATE" at the bottom, separated by two small stars. The center of the stamp contains the word "NAGPUR".