



GRN	MH013090988202324E	BARCODE			Date	28/12/2023-15:03:24		Form ID							
Department				Inspector General Of Registration											
Search Fee				TAX ID / TAN (If Any)											
Type of Payment				Other Items				PAN No.(If Applicable)							
Office Name				NGP8_JT NAGPUR NO 8 SUB REGISTRAR				Full Name				P S DONGAONKAR ADV			
Location				NAGPUR											
Year				2023-2024 From 27/12/1993 To 26/12/2023				Flat/Block No.				ITWARI			
Account Head Details				Amount In Rs.				Premises/Building							
0030072201 SEARCH FEE				750.00				Road/Street				LADPURA			
								Area/Locality				NAGPUR			
								Town/City/District							
								PIN							
								Remarks (If Any)							
								MOUZA - DABHA KH NO 12/1 21 PLOT NO 3 CTS NO 256							
								Amount In				Seven Hundred Fifty Rupees Only			
Total				750.00				Words							
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN				Ref. No.				00040572023122854243 IK0COTQGW3			
Cheque/DD No.				Bank Date				RBI Date				28/12/2023-15:24:03 Not Verified with RBI			
Name of Bank				Bank-Branch				STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date				Not Verified with Scroll							

Department ID :

Mobile No. : 9373044666

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This question is related to the following type of question in the previous year's question paper. The question is: "सुदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही."

FORMAT – A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

LEGAL TITLE REPORT

SUB :

Title Clearance Certificate With respect to The Property Situated At Mouza – Dabha, Kh. No. 12/1 & 21, Plot No. 3, Nagpur, including all other easementary rights appurtenant belonging thereto, situated at Dabha, Tah. & Dist. Nagpur.

- 1) I have investigated the title of the immovable property hereby described on the request of **Ashok Vatika, a Partnership Firm**, having its registered office @ 866, Jagnath Budhwari, Pachpaoli Road, Kumbharpura, Nagpur – 440017, acting through its Partners, **(1) SHRI ASHOK NANDANRAO DHAPODKAR**, R/o. 866, Jagnath Budhwari, Pachpaoli Road, Kumbharpura, Nagpur – 440017 **(2) SHRI BHARAT ASHOK DHAPODKAR**, R/o. 866, Jagnath Budhwari, Pachpaoli Road, Kumbharpura, Nagpur – 440017, and following documents i.e. :-

1) Description of the Property:

All That Piece & Parcel Of Land Bearing Plot No. 3 having an area admeasuring 1185.62 Sq. Mtrs., (as per Sale Deed) & 1183.67 Sq. Mtrs. (as per Release Letter), being part & portion of entire land bearing Kh. No. 12/1 & 21, of Mouza – Dabha, bearing Sheet No. 30 & 32, Cts No. 256, (as per Cts Mutation), Municipal House No. 754/A/3, Tah. & Dist. Nagpur.

2) The Documents of Ownership of Plot No. 3:

- Copy of Sale Deed registered in favor of Shri Pravin S. Raut registered on dated 10.05.2013 registered at Sr. No. 1423 before the Joint Sub-registrar No. 8, Nagpur.
- Copy of Confirmation Deed registered at Sr. No. 3236 on dated 20.09.2014 before the Sub-registrar No. 8 Nagpur.
- Copy of Sale Deed registered at Sr. No. 3670 on dated 16.06.2022 before the Sub-registrar No 8 Nagpur between Ashok Vatika, a Partnership Firm & Shri Pravin S. Raut.
- Copy of Transfer Deed (TDR) registered at Sr. No. 10620 on dated 07.12.2022 before the Sub-registrar 4 Nagpur, between Shri Pahilaj J. Sachani & Ashok Vatika, a Partnership Firm.
- Copy of Deed of Declaration registered at Sr. No. 9375 on dated 15.12.2023 before the Sub-registrar No 8 Nagpur.
- Copy of Building Permit & Sanctioned Map sanctioned by Building Engineer, N.I.T., Nagpur, on dated 24.11.2023 bearing Permit No. 196.

g) Copy of Property Card dated 09.01.2022.

h) Copy of Municipal Tax receipt of Municipal House No. 754/A/3.

i) Copy of Release Letter dated 12.01.2016 bearing Permit No. 18.

3) Copy of Property Card in the name of **M/s Ashok Vatika** dated **09.01.2022** vide Pherfhar No. 25.8.2022

4) Search Report for 30 Years from 27.12.1993 till 26.12.2023

2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. **Ashok Vatika**, a Partnership Firm, is clear, marketable and without any encumbrances.

Owner of the land :

(1) **Ashok Vatika**, a Partnership Firm, is the owner of All That Piece & Parcel Of Land Bearing **Plot No. 3** having an area admeasuring 1185.62 Sq. Mtrs., (as per Sale Deed) & 1183.67 Sq. Mtrs. (as per Release Letter), being part & portion of entire land bearing Kh. No. 12/1 & 21, Ph. No. 07, of Mouza – Dabha, bearing Sheet No. 30 & 32, Cts No. 256, (as per Cts Mutation), Municipal House No. 754/A/3, Tah. & Dist. Nagpur.

(2) Qualifying comments / remarks if any,

The title of **Ashok Vatika**, a Partnership Firm, on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said **Ashok Vatika**, a Partnership Firm, with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 28.12.2023


(**S. Dongaonkar**)
Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card issued by City Survey No. 3, Nagpur, / Digital as on date of application for registration –
The name of **Ashok Vatika**, a Partnership Firm, is recorded in the property card abstract issued and checked digitally, in respect of the property comprising, All That Piece & Parcel Of Land Bearing Plot No. 3 having an area admeasuring 1185.62 Sq. Mtrs., (as per Sale Deed) & 1183.67 Sq. Mtrs. (as per Release Letter), being part & portion of entire land bearing Kh. No. 12/1 & 21, of Mouza – Dabha, bearing Sheet No. 30 & 32, Cts No. 256, (as per Cts Mutation), Municipal House No. 754/A/3, Tah. & Dist. Nagpur.
- 2) Mutation Entry :-
The property card abstract dated 09.01.2022 reveal that the name of present title holder is recorded as Owner of the said land/s. While verification of the same I found that the name of present title holder **Ashok Vatika**, through its partners Shri Ashok A. Dhapodkar & Shri Bharat A. Dhapodkar is recorded as the absolute owner of the land/s.
- 3) Search report for 30 years from Dec. 1993 to 26th day of Dec. 2023 taken from Sub-registrar Nagpur office No. 8, at Nagpur. •
- a) That, originally after verification of revenue records I found that, the immovable property bearing Kh. No. 12/1 & 21 (Part) of Mouza - Dabha, having total area admeasuring 1.09 H.R., & 1.42 H.R. respectively was originally owned by Shri Kashinath Deshbhratar and consequent upon his death his only legal heirs namely Smt Bayabai K. Deshbhratar, Shri Maniram K. Deshbhratar, Shri Revnath K. Deshbhratar, Shri Gunwanta K. Deshbhratar, Shri Gopal K. Deshbhratar, Shri Shishupal K. Deshbhratar, Sau Lila H. Shende, Sau Vimlabai S. Rangari, Sau Kamlabai J. Gajbhiye then jointly became the absolute legal co-owners of the said property by way of succession and their names were also recorded on 7/12 abstract as absolute legal owner thereof.
- b) That, the aforesaid title holders then decided to carved layout scheme on the said land and accordingly prepared a layout map of the same comprising of plot/s of different sizes therein and out of the said layout scheme Plot No. 3 admeasuring about 1185.62 Sq. Mtrs., was agreed to purchase by Shri Pravin S. Raut and accordingly the title holders then executed agreement to sell with respect to the said Plot No. 3 in his favor on dated 06.01.1999.
- c) That, during the course of time, Smt Bayabai K. Deshbhratar, then left for heavenly abode leaving behind her Shri Maniram K. Deshbhratar, Shri Revnath K. Deshbhratar, Shri Gunwanta K. Deshbhratar, Shri Gopal K. Deshbhratar, Shri Shushupal K. Deshbhratar, Sau Lila H. Shende, Sau Vimlabai S. Rangari, Sau Kamlabai J. Gajbhiye ass the only legal heirs who all the jointly executed registered Power of Attorney in favor of Sahil Builders and Developers through its partners Smt Poonam S. Jham with respect to the area admeasuring 0.28 H.R. out of the Kh. No. 12/1 & area admeasuring 0.52 H.R. out of Kh. No. 21 in total area admeasuring 0.80 H.R. and the same was registered at Sr. No. 33 on dated 08.01.2004 before the Sub-registrar No 4 Nagpur and also for an area admeasuring 0.80 H.R. of Kh. No. 12/1 which was registered at Sr. No. 136 on dated 08.01.2004 registered before the Sub-registrar No 1 Nagpur.
- d) Whereas, during the course of time, the aforesaid layout scheme of Kh. No. 12/1 & 21/1 of Mouza – Dabha, came within the purview of Regularization of Unauthorized Layout / Construction Scheme (1900 Layout Scheme) of Nagpur Improvement Trust, Nagpur and after completing all the formalities the Regularization authority finally sanctioned the layout map of the aforesaid layout scheme. In view of the above, the then title holder also applied to regularize his plot & after completing all the required formalities, Nagpur Improvement Trust regularized the said Plot No. 3 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter, on dated 12.01.2016 regularizing a total Plot area admeasuring 1183.67 Sq. Mtrs., by Building Engineer, N.I.T., Nagpur, vide Permit No. 18.
- e) However, earlier to that, Shri Maniram K. Deshbhratar & Others acting through their power of attorney holder, Sahil Builders and Developers through its partners Smt Poonam S. Jham executed registered sale deed with respect to the said Plot No. 3 in favor of Shri Pravin S. Raut on dated 10.05.2013 registered at Sr. No. 1423 before the Sub-registrar No. 8 Nagpur, as a result of which then Shri Pravin S. Raut became the absolute legal owner of the same.
- f) So also, Shri Gopal K. Deshbhratar, Shri Shishupal K. Deshbhratar & Smt Mandaini G. Lakudkar and Others then executed registered Confirmation Deed with respect to the aforesaid transaction which was registered at Sr. No. 3236 on dated 20.09.2014 before the Sub-registrar No. 8 Nagpur.

- 9) Subsequently, Shri Pravin S. Raut then executed registered sale deed with respect to the said plot of land in favor of Ashok Vatika, a Partnership Firm, through its Partners Shri Ashok A. Dhapodkar & Shri Bharat A Dhapodkar on dated 16.06.2022 registered at Sr. No. 3670 before the Sub-registrar No. 8 Nagpur, as a result of which then the said partnership firm became the absolute legal owner of the same and the name of the title holder then also recorded on all the Government, Semi-Government records as absolute legal owner/s thereof.
- h) That, the title holder then vide registered Transfer Deed registered at Sr. No. 10620 on dated 07.12.2022 before the Sub-registrar No. 4 Nagpur, purchased TDR from Shri Pahilaj J. Sachani bearing TDR Certificate No. 01/A dated 26.04.2018.
- i) Further, the title holder decided to develop the aforesaid land/s into residential estate by constructing a multi-storied building thereon comprising of different Apartment/s / Family Units and with the same view prepared a building map of the same which was sanctioned by the Building Engineer, N.I.T., Nagpur, on dated 24.11.2023 vide Permit No. BE (West) Case No. 20035221/Tracking No. 2022133382/196.
- j) That, the title holder then also submitted the entire property to the provisions of the Maharashtra Apartment Ownership Act 970 thereby executed and registered Deed of Declaration on dated 15.12.2023 at Sr. No. 9375 before the Sub-registrar No. 8 Nagpur.
- k) That, for the purpose of verification of title, the following documents relating to said property are provided to me,
- a) Copy of Sale Deed registered in favor of Shri Pravin S. Raut registered on dated 10.05.2013 registered at Sr. No. 1423 before the Joint Sub-registrar No. 8, Nagpur.
 - b) Copy of Confirmation Deed registered at Sr. No. 3236 on dated 20.09.2014 before the Sub-registrar No. 8 Nagpur.
 - c) Copy of Sale Deed registered at Sr. No. 3670 on dated 16.06.2022 before the Sub-registrar No 8 Nagpur between Ashok Vatika, a Partnership Firm & Shri Pravin S. Raut.
 - d) Copy of Transfer Deed (TDR) registered at Sr. No. 10620 on dated 07.12.2022 before the Sub-registrar 4 Nagpur, between Shri Pahilaj J. Sachani & Ashok Vatika, a Partnership Firm.
 - e) Copy of Deed of Declaration registered at Sr. No. 9375 on dated 15.12..2023 before the Sub-registrar No 8 Nagpur.
 - f) Copy of Building Permit & Sanctioned Map sanctioned by Building Engineer, N.I.T., Nagpur, on dated 24.11.2023 bearing Permit No. 196.
 - g) Copy of Property Card dated 09.01.2022.
 - h) Copy of Municipal Tax receipt of Municipal House No. 754/A/3.
 - i) Copy of Release Letter dated 12.01.2016 bearing Permit No. 18.
- l) That, all the aforesaid documents produce before me by Ashok Vatika, a Partnership Firm, to me for 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 they have not executed any unregistered / registered deed or document/s whereby their ownership rights are affected, diluted or third party interest is created.
- m) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 3 of Mouza - Dabha, for the period of 30 years from Dec. 1993 to 26th day of Dec. 2023 in Sub-Registrar Nagpur No. 8, Nagpur, by paying necessary Search fee online with the department of Registration vide receipt GRN No. MH013090988202324E on dated 28.12.2023 (Original enclosed herewith).
- n) That, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.
- 4) Any other relevant Title : -
We observed that the said land is Freehold property.
- 5) Litigations if any : -
During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 28.12.2023

Yours Faithfully,

(P. S. Dongaonkar)
Adv.