



SARANG KALE

ADVOCATE

DE/10, Yogiraj-3, Plot No.101, Near Shivaji Nagar Park,
Shivaji Nagar, Nagpur-440010 | 8055547858 | sarangmkale@gmail.com.

FORMAT- A

(Circular No. 28/2021)

To,

MahaRERA

6&7th Floor, Housefin Bhawan,

Plot no. C-21, E-Block,

Bandra Kurla Complex,

Bandra , Mumbai-440051,

MahaRERA

Administrative Building No.1,

Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

- I. **SUBJECT : TITLE CLEARANCE CERTIFICATE** with respect to the ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23) 28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur - 440010, and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot, hereinafter referred as the said "Plot No. 154".

I have investigated the title of the said plot on the request of the 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh for the Title Verification & Search Report and following documents are as follows:-

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1) DESCRIPTION OF THE PROPERTY.

ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23) 28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur - 440010, and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot hereinafter called as "The Said Plot/Property" and the above said plot is bounded as under :

On the East : 9.00 M wide Road.
On the West : Conservancy Lane between Plot & beyond Plot No. 153.
On the North : 9.00 M wide Road.
On the South : Plot Nos. 152 & 155

THE DOCUMENTS OF OWNERSHIP OF THE PROPERTY :-

- Photocopy of Death Certificate of Dr. Chandraprakash S/o Diwanchand Chugh.
- Photocopy of Death Certificate of Mrs. Swadesh W/o Chandraprakash Chugh.
- Photocopy of Deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur.
- Photocopy of Agreement of Development with the Developer Party on 11-08-2023 which is duly registered bearing registration serial no. 9138 dt. 11-08-2023 of the Office of the Sub-Registrar, Nagpur-1 between 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh and M/s. June Realty a Partnership Firm acting through its Partner, Shri. Juzar S/o Amir Vali.
- Photocopy of Building Permit no. 04/BP/Ambazari/TP/NMC/954 dt. 30-04-2020 from the Nagpur Municipal Corporation, Nagpur AND

Cont...3...



- Photocopy of Power of attorney of Shri. Yogesh S/o Prakash alias Chandraprakash Chugh in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 23-01-2023 which is duly registered bearing registration serial no. 1163 dt. 24-01-2023 of the office of Sub Registrar, Nagpur-1;
- Photocopy of Power of attorney of Shri. Rajiv S/o Chandraprakash alias Prakash Chugh in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 10-02-2023 which is duly attested by at State of California, County of Alameda in front of notary Shri. Dapinder Bhagrath and also Deputy Council General, Consulate General of India, San Fransico (USA)
- Photocopy Tax Receipt.
- Photocopy of Property Card.

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 owners is clear, marketable and without any encumbrances as per available search from the online portal.

OWNERS OF THE LAND :

Description of the Property	Name of Owners
ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23) 28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur - 440010, and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot.	1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh

3) The report reflecting the flow of the title of the said owner 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh on the said Plot of land is enclosed herewith as Annexure.

Cont...4...



Qualifying Comments/Remarks if any :-

THAT, I have taken search by inspecting the index registrar for the Period of 14 Years ie. 2010 to 2024 in the office of Registrar & Sub Registrar, Nagpur. I have also perused document place before me.

THAT, I have verified all relevant Index Entries from the book and record kept and maintained in the Registrar & Sub Registrar, Nagpur by depositing Rs. 375/- vide receipt No. 1113333182 dt. 26-02-2024.

In accordance with the available search from the online portal the Title of owners 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh on the said land is good, valid, marketable, clear and salable.

ENCL: Annexure

Date : 28-02-2024



S. Kale
SARANG KALE
ADVOCATE
Reg.No.MAH/6859/2015
DE/10, Yojiraj-3, Plot No.101,
Near Shivaji Nagar Park, Shivaji Nagar,
Nagpur-440010 (M) : 0055547880



SARANG KALE

ADVOCATE

DE/10, Yogiraj-3, Plot No.101, Near Shivaji Nagar Park,
Shivaji Nagar, Nagpur-440010 | 8055547858 | sarangmkale@gmail.com.

FORMAT- A
(Circular No. 28/2021)

1. FLOW OF THE TITLE OF THE SAID LAND:-

1) Property Card issued as on date of application for registration –

That, the name of joint owners 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh is recorded in the property card in respect of property comprising of ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23) 28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur - 440010, and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot

2) Mutation Entry Nos.

Name of Owner	Mutation /Ferfar Entry No. and Date
1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh.	15351

3) Search report for 14 years from 2010 to 2024 taken from the Sub Registrar Office at Nagpur.

Cont.. 6...



BRIEF DESCRIPTION OF THE PROPERTY:

- I. **THAT**, 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh are the absolute joint owners and in Possession of the ALL THAT PIECE & PARCEL OF the Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23) 28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur - 440010 and also along with all the fixtures, electric fittings, easement or other rights attached to the above said Plot hereinafter called as **"THE SAID PLOT/PROPERTY/PROJECT LAND"**; AND
- II. **THAT**, firstly All that Piece and Parcel of Nazul Plot No. 154, admeasuring about 1297.70 Sqm. (as per City Survey Record) and 1300.642 Sqm. (14000.00 Sft.) (as Per Sale deed) in the Civil Station Expansion Scheme owned under leasehold right of ownership from the Govt. of Maharashtra bearing City Survey No. 430, Sheet No. (23)28 II, of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 183, Ward No. 73, situated near Shivaji Nagar Park main gate, Shivaji nagar, Nagpur, Tah. & Distt. Nagpur was owned by Nikhil Bhartiya Pushkarana Seva Sangh who had acquired the same from Smt. Ratnadevi W/o Kedarnath Purohit having owned the above said Plot by her under the leasehold rights from the Govt. of Maharashtra
- III. **THAT**, thereafter, Nikhil Bhartiya Pushkarana Seva Sangh has sold the said Nazul Plot No. 154 to Dr. Chandraprakash S/o Diwanchand Chugh as per Sale deed dt. 5-11-1963 which is duly registered at the office of Sub Registrar, Nagpur; AND
- IV. **THAT**, Dr. Chandraprakash S/o Diwanchand Chugh had constructed a building on the above said Plot no. 154. The Ground floor of the building is built in the Year 1966 & the First floor is built in the year 1990 as per the sanctioned building Plan bearing Building Permit No. CS/867/5990 dt. 3-5-1989 from the Nagpur Improvement Trust, Nagpur.: AND
- V. **THAT**, the lease of the above said plot was expired and the same is subsequently renewed in favour of Dr. Chandraprakash S/o Diwanchand Chugh as per the deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur; AND

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- VI. THAT,** Dr. Chandraprakash S/o Diwanchand Chugh left for heavenly abode on 09-04-2021 intestate and his wife, Mrs. Swadesh W/o Chandraprakash Chugh predeceased him on 10-02-2003. Thus, after the death, Dr. Chandraprakash S/o Diwanchand Chugh has left behind his three sons namely 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh as his only legal heirs and successors who became joint owners of the above said Property by way of intestate succession and hence the above said Property is now jointly owned by 1) Dr. Sanjiv S/o Prakash Chugh, 2) Shri. Rajiv S/o Prakash Chugh and 3) Shri. Yogesh S/o Prakash Chugh. Each one of them holding a 1/3rd undivided share in the above said Property. The names of the above owners are mutated in the city survey and other relevant records; AND
- VII. THAT,** the Building on the above said plot being old and all the Owners of the Plot No. 154 have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities in the Proposed Apartment Scheme and hence they have decided to take the help of a M/s. June Realty being a developer firm with a good repute and offer their share in the above said Total Property for re-development; AND
- VIII. THAT,** Shri. Yogesh S/o Prakash alias Chandraprakash Chugh have executed Power of Attorney in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 23-01-2023 which is duly registered bearing registration serial no. 1163 dt. 24-01-2023 of the office of Sub Registrar, Nagpur-1;
- IX. THAT,** Shri. Rajiv S/o Chandraprakash alias Prakash Chugh have executed Power of Attorney of in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 10-02-2023 which is duly attested by at State of California, County of Alameda in front of notary Shri. Dapinder Bhagrath and also Deputy Council general, Consulate General of India, San Fransico (USA)
- X. THAT,** 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh entered into an Agreement of Development with the Developer, M/s. June Realty a Partnership Firm acting through its Partner, Shri. Juzar S/o Amir Vali on 11-08-2023 which is duly registered bearing registration serial no. 9138 dt. 11-08-2023 of the Office of the Sub-Registrar, Nagpur-1. AND;
- XII. THAT,** the Owners with the help of Developer got the Building Plan sanctioned on the said plot as per Building Permit no. NMO/B/2023/APL/02211 dt. 02-01-2024 from The Nagpur Municipal Corporation, Nagpur, AND

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2. I have perused the following documents placed before me :-

- Photocopy of Death Certificate of Dr. Chandraprakash S/o Diwanchand Chugh.
- Photocopy of Death Certificate of Mrs. Swadesh W/o Chandraprakash Chugh.
- Photocopy of Deed of Renewal of lease on 4-12-2012 for the further term of 30 years commencing from 1-4-2005 and ending on 31-03-2035 which is duly registered bearing registration serial no. 7076 dt. 4-12-2012 of the office of the Sub-Registrar No. 1, Nagpur.
- Photocopy of Agreement of Development on 11-08-2023 which is duly registered bearing registration serial no. 9138 dt. 11-08-2023 of the Office of the Sub-Registrar, Nagpur-1 between 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh and M/s. June Realty a Partnership Firm acting through its Partner, Shri. Juzar S/o Amir Vali.
- Photocopy of Building Permit no. NMO/B/2023/APL/02211 dt. 02-01-2024 from The Nagpur Municipal Corporation, Nagpur. AND
- Photocopy of Power of attorney of Shri. Yogesh S/o Prakash alias Chandraprakash Chugh in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 23-01-2023 which is duly registered bearing registration serial no. 1163 dt. 24-01-2023 of the office of Sub Registrar, Nagpur-1;
- Photocopy of Power of attorney of Shri. Rajiv S/o Chandraprakash alias Prakash Chugh in favour of Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh dt. 10-02-2023 which is duly attested by at State of California, County of Alameda in front of notary Shri. Dapinder Bhagrath and also Deputy Council General, Consulate General of India, San Fransico (USA)
- Photocopy Tax Receipt.
- Photocopy of Property Card.

3. THAT, all the aforesaid documents produced before by 1) Dr. Sanjiv S/o Prakash alias Chandraprakash Chugh , 2) Shri. Rajiv S/o Chandraprakash alias Prakash Chugh and 3) Shri. Yogesh S/o Prakash alias Chandraprakash Chugh to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the present land owners. In the like manner it is further necessary to obtain an affidavit from the aforesaid owner that they have not executed any unregistered deed or document whereby his ownership rights are affected, diluted or third party interest is created.

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4. THAT, I 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 430 of Mouza Ambazari, Tahsil & District Nagpur for the period of 14 (Fourteen) years (i.e from 2010 to 2024 and by depositing necessary Search Fees online with department of Registration vide receipt No. 1113333182 dt. 26-02-2024. The receipt of the same is enclosed herewith.
5. THAT, during our online search I did not come across any adverse entry recorded to the aforesaid property
6. Any other relevant Title :- N.A
7. Litigations if any: N.A

Place – Nagpur

Date : - 28-02-2024.



S. Kale
28/2/24
SARANG KALE
ADVOCATE
Reg.No.MAH/6059/2015
DE/10, Yagiraj-3, Plot No.101,
Near Shivaji Nagar Park, Shivaji Nagar,
Nagpur-440010 (M) : 8055947050

MH016215388202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Feb 2024	Receipt	Receipt no.: 1113333182
	Name of the Applicant :	sarang milan kale
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 430
	Period of search :	From :2010 To :2024
	Received Fee :	375
The above mentioned Search fee has been credited to government vide GRN no :MH016215388202324E		
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'.		

